

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 507 Bennett Drive
Alabaster, AL 35007

This instrument was prepared by

(Name) Douglas Rogers, Attorney

(Address) 1920 Mayfair Drive, Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Russell Cowley, Jr. and wife deNise Moore Cowley

(herein referred to as grantors) do grant, bargain, sell and convey unto
Michael C. Gay and Jennifer R. Gay

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 7, in Block 2, according to the Survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, rights of way and building lines of record. Subject to taxes for 1996.

\$85500.00 of the above consideration was paid from two mortgage loan closed simultaneously herewith.

Inst # 1996-02312

01/23/1996-02312
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 103.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th

day of January, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles Russell Cowley Jr (Seal)
CHARLES RUSSELL COWLEY, JR.

deNise Moore Cowley (Seal)
DENISE MOORE COWLEY (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Russell Cowley, Jr. and deNise Moore Cowley whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January, A. D., 19 96

[Signature]
Notary Public