

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
MICHAEL MCEACHERN
5245 Meadowbrook Road
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND AND NO/100-----
Dollars (\$152,000.00) to the
undersigned grantor or grantors in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, we, **WILLIAM KEITH
KELLY and wife, MARY KATHRYN KELLY** (herein referred to as GRANTORS)
do grant, bargain, sell and convey unto MICHAEL MCEACHERN AND
NANCY BOICE (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 79, according to the Survey of Meadow Brook, 4th
Sector, as recorded in Map Book 7, Page 67, in the
Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter.
2. Right of way to Alabama Power Company recorded in Deed Book 316, Page 369.
3. Agreement concerning electric service as recorded in Misc. Book 48, Page 880.
4. Right of way granted to South Central Bell Telephone Company recorded in Deed Book 316, Page 394.
5. Agreement with Alabama Power Company for underground residential distribution recorded in Misc. Book 27, Page 891.
6. Terms, agreements and right of way to Alabama Power Company recorded in Misc. Book 27, Page 890.
7. Restrictions appearing of record in Misc. Book 25, Page 299, and as shown on recorded map.
8. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 32, Page 48.
9. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 316, Page 394.
10. 35 foot building line from Meadow Brook Road; 10 foot easement along Southeasterly and Southwesterly lot line as shown on recorded map.

\$ 110,000.00 of the total consideration recited above
was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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.

04/02/1996-10582
09:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DIE NED 53.00

Inst # 1996-10582

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 16 day of March, 1996.

X William Keith Kelly
WILLIAM KEITH KELLY

X Mary Kathryn Kelly
MARY KATHRYN KELLY

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM KEITH KELLY and wife, MARY KATHRYN KELLY, whose names 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 16th day of March, 1996.

Victoria H. Washington
NOTARY PUBLIC

My Commission Expires:

(SEAL)

My Commission Expires March 23, 1998

Inst # 1996-10582

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SHELBY COUNTY JUDGE OF PROBATE
002 NCO 53.00