

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BEVERLY J. MCMENAMIN
2017 DIANE LANE
ALABASTER, AL 35007

06/05/1996-18126
10:44 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWO THOUSAND and 00/100 (\$102,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT S. ROWELL, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BEVERLY J. MCMENAMIN, AN UNMARRIED PERSON and VIRGINIA B. CLARK, AN UNMARRIED PERSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, SECOND ADDITION TO SCOTTSDALE, RECORDED IN MAP BOOK 7 PAGE 118 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 35 feet reserved from Diane Lane as shown by plat.
3. Public easements as shown by recorded plat, including 7.5 foot easement along the North side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 29 page 229, dated January 1979, in Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company and South Central Bell by instrument(s) recorded in Deed Book 318 page 04 in Probate Office.
6. Right(s)-of-Way(s) granted to Southern Natural Gas Corp., dated July 22, 1929 by instrument(s) recorded in Deed Book 90 page 62 in Probate Office.

\$51,000.00 of the consideration herein was derived from a mortgage 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT S. ROWELL, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of May, 1996.


ROBERT S. ROWELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT S. ROWELL, AN UNMARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of May, 1996.


Notary Public

My commission expires:

5-20-96

Inst # 1996-18126

06/05/1996-18126
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 62.00