

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Kevin Shawn McCoy  
name  
313 Forest Parkway  
address  
Alabaster, AL 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SEVEN THOUSAND AND NO/100 DOLLARS (\$147,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kembrell Sweat and wife, Paula R. Sweat

(herein referred to as grantors) do grant, bargain, sell and convey unto Kevin Shawn McCoy and wife, Amber L. McCoy

(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 78, according to the Survey of Park Forest, Sector 7, Phase 1, as recorded in Map Book 19, Page 33, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1997.

Subject to restrictions, right-of-way, 50 foot building line, and easement, of record.

\$ 139,650.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-40126

12/06/1996-40126  
08:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 27th day of November, 19 96.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Kembrell Sweat  
Paula R. Sweat

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Kembrell Sweat and wife, Paula R. Sweat 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 27th day of November, A.D., 19 96

Larry L. Halcomb  
My Commission Expires:  
January 26, 1998

Notary Public

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