

this instrument was prepared by

Send Tax Notice To:

Name) Daniel E. McFadden
P. O. Box 26271
Birmingham, AL 35260
Address)

(Name) Daniel E. McFadden
319 No. Burbank Drive
Birmingham, AL 35226
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable considerations Dollars

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

Daniel E. McFadden

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Daniel E. McFadden and Lorene M. McFadden

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:

See attached exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Inst # 1997-03367

01/31/1997-03367
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.00

TO HAVE AND TO HOLD, to 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, D have hereunto set my hand(s) and seal(s), this 27th day of JANUARY, 19 97.

_____(Seal) Daniel E. McFadden (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
COUNTY OF Walker

General Acknowledgment

I, Giles Jones, a Notary Public in and for said County in said State, hereby certify that Daniel & McFarland, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, was, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of Jan 19 97

Giles Jones
Notary Public

My Commission Expires 11/12/2000

Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$

\$

Deed tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

EXHIBIT "A"

Commence at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 7 Township 20 south Range 1 East Shelby County Alabama ; thence run South 00 degree 13 minutes 24 seconds East along the West boundary line of said quarter - quarter section for 532.51 feet to the point of beginning ; thence continue along last said course for a distance of 229.26 feet thence run North 89 degrees 42 minutes 47 seconds East for a distance of 149.89 feet ; thence North 05 degrees 09 minutes 41 seconds East for 228.75 feet ; thence North 89 degrees 46 minutes 11 seconds West for 170.15 feet to the point of beginning. Containing 0.8 acres more or less.

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