



19970501000133371 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/01/1997 08:44:19 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
DOUGLAS ROGERS, Attorney at Law
1920 Mayfair Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:
Grantees
2036 King Stables Road
Birmingham, AL 35242

Inst # 1997-13337

WARRANTY DEED
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
Two Hundred Ninety Seven Thousand and no/100-----Dollars
(\$297,000.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Terrell A. Cobb and wife Faye W. Cobb**, (herein referred to as Grantors), do grant, bargain, sell and convey unto **Frank Alan McDaniel and Mary Carol McDaniel** (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 134, according to the Survey of Graystone, 1st Sector, Phase II, as recorded in Map book 15, Pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Graystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject to taxes for 1997.

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

\$237,600.00 of the above consideration was paid from 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.

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 24th day of April, 1997

TERRELL A. COBB (SEAL)

FAYE W. COBB (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terrell A. Cobb and Faye W. Cobb 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 1997.

NOTARY PUBLIC
My Commission Expires 2/2/99

05/01/1997-13337
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
AL