

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

William H. Halbrooks
(Name)
704 Independence Plaza
Birmingham, Alabama 35209
(Address)

Send Tax Notice To:
Daniel P. Lehane
Ashley Paige Grantham
(Name)
2909 Mac Alpine Circle
Birmingham, Alabama 35242
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of One Hundred Forty-Four Thousand and no/100-----(\$144,000.00)----- Dollars

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

Mark E. Mallory, an unmarried man

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

Daniel P. Lehane and Ashley Paige Grantham

(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".

Subject to current taxes, easements and restrictions of record.

\$ 129,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

06/06/1997-17756
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

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, I have hereunto set my hand(s) and seal(s), this 30th day of
May 19 97

(Seal)


Mark E. Mallory

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Mark E. Mallory, 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,
he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of May 19 97


Notary Public William H. Halbrooks

Inst # 1997-17756

EXHIBIT "A"

Lot 42, Block 2, according to the survey of Selkirk, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

And also that part of Lot 41, Block 2, Selkirk, a Subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Lot 41 and run South along the East line of said lot a distance of 19.45 feet to the point of beginning; thence continue along the last stated course a distance of 55.00 feet to a point; thence 90 degrees 00 minutes to the right in a Westerly direction a distance of 2.33 feet to a point; thence 91 degrees 07 minutes to the right in a Northeasterly direction a distance of 52.36 feet to a point; thence 25 degrees 11 minutes to the right in a Northeasterly direction a distance of 2.95 feet to the point of beginning. Mineral and mining rights excepted.

Inst # 1997-17756

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