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Shelby Cnty Judge of Probate, AL
07/09/1997 09:08:11 FILED/CERTIFIED

This instrument was prepared by

Send Tax Notice To Kenneth Lee McPherson, Jr.

(Name) Larry L. Halcomb

Name

785 Meridian Drive

Address

Calera, AL 35022

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY FIVE THOUSAND FIVE HUNDRED FIFTY AND NO/100
DOLLARS (\$75,550.00)
to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged by
Barbara Brakefield Simmons and husband, Don Simmons

(herein referred to as grantor) do grant, bargain, sell and convey unto Kenneth Lee McPherson, Jr. and wife, Annette McPherson

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

Lot 12, in The Round Table Subdivision, as shown by map of The Round Table Subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 7 page 38; being situated in Shelby County, Alabama.

Subject to taxes for 1997.

Subject to restrictions, covenants, conditions, restrictions, limitations, conditions, 35 foot building line, easements, and transmission line permit, of record.

Barbara Brakefield and Barbara Brakefield Simmons is one and the same person.

\$ 77,910.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
DOL HCD 9.50

TO HAVE AND TO HOLD Unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever, in 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 grantors herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors 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 GRANTEE, 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 GRANTEE, 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 June, 19 97.

(Seal)

Barbara Brakefield Simmons
Barbara Brakefield Simmons

(Seal)

Don Simmons
Don Simmons

(Seal)

(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 Barbara Brakefield Simmons and husband, Don Simmons 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 June, A.D., 1997

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 1998