

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

Barbara Annette McNabb
William E. McNabb
114 Brookhollow Way
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --ONE HUNDRED SEVENTEEN THOUSAND AND NO/100'S--- DOLLARS (\$117,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, I/We, GARY S. BOTTI AND WIFE, KATHY S. BOTTI, hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto BARBARA ANNETTE MCNABB AND WILLIAM E. MCNABB, hereinafter referred to as GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Lot 57, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Inst # 1997-24033

07/31/1997-24033
11:04 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 10.00

\$ 115,668.00 of the consideration as stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

Subject to:

- Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record
- 1997 taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of July, 1997.

GARY S. BOTTI

KATHY S. BOTTI

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GARY S. BOTTI AND WIFE, KATHY S. BOTTI, 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 date the same bears date.

Given under my hand and official seal, this the 28th day of July, 1997.

Notary Public

My Commission Expires: 2-5-99

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