

SEND TAX NOTICE TO:

(Name) David Mahaffey
128 Mangrove Dr.
 (Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
 (Address) Birmingham, Al. 35216

Form 115 Rev. 5/82 #102/97
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-nine thousand five hundred and no/100 (\$99,500.00) DOLLARS

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

Heather C. Bostick, an unmarried woman

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

David Mahaffey and Lia Mahaffey

(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 26, in Block 5, according to the Survey of Bermuda Hills, Second Sector, Third Addition, as recorded in Map Book 9, Page 46, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$94,525.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Heather C. Bostick is the surviving grantee of deed recorded under Instrument No. 1992-28796 in the Probate Office of Shelby County, Alabama, the other grantee Stephen C. Bostick having died on or about the 21st day of October, 1995.

Inst # 1997-35000

10/28/1997-35000
 08:04 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCO 13.50

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 have hereunto set my hand(s) and seal(s), this 23 day of October, 1997

WITNESS:

(Seal)

Heather C. Bostick
 HEATHER C. BOSTICK

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather C. Bostick, an unmarried woman whose name 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23

day of October

A. D. 1997

Lisa A. Clegg
 Notary Public

Inst # 1997-35000