

This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

RODNEY C. FOUNTAIN

201 CLOVERLEAF CIRCLE
HELENA, AL 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of ONE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED DOLLARS and 00/100-----(\$123,500.00) Dollars to the undersigned Grantor(s), JAMES A. MCDERMOTT, SR. and WIFE, ROSALIND A. MCDERMOTT (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said RODNEY C. FOUNTAIN and CECILIA W. FOUNTAIN (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF SHAMROCK, AS RECORDED
IN MAP BOOK 16, PAGE 78, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Subject to:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions and reservations of record.

\$113,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
26th day of November, 1997.

JAMES A. McDERMOTT, SR.

ROSALIND A. McDERMOTT

12/01/1997-38769
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

Inst # 1997-38769

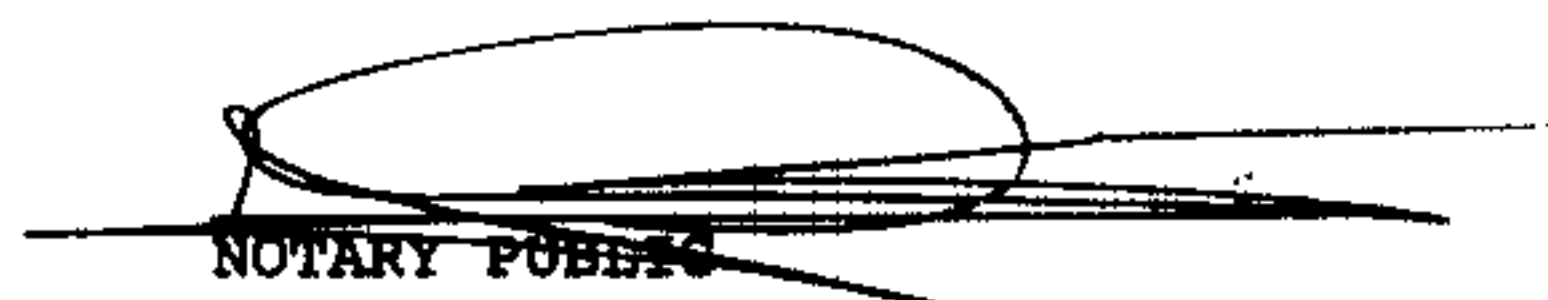
1997-38769

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **JAMES A. MCDERMOTT, SR.** and **WIFE, ROSALIND A. MCDERMOTT**, 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 on this the 26th day of November, 1997.



NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 12-21-99

Inst # 1997-38769

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