

This instrument was prepared by

Martin, Drummond & Woosley, P.C.

(Name)

2204 Lakeshore Drive, Suite 130

(Address)

Birmingham, Alabama 35209

George F. Price

(Name)

1811 21st Avenue

(Address)

Calera, Alabama 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY-EIGHT THOUSAND NINE HUNDRED DOLLARS AND NO/100***** Dollars

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

Timothy W. McQuarry and wife, Cynthia M. Mann

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

George F. Price and Myrtle C. Price

(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 10, Block 253, according to a resurvey of Lots 1 through 9, Block 264 and Lots 5 through 12, Block 253, original survey of Tqwn of Calera, said resurvey recorded in Map Book 3, page 123, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1997-39960

12/08/1997-39960
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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, We have hereunto set our hand(s) and seal(s), this 5th day of December, 19 97.

(Seal)

Timothy W. McQuarry

(Seal)

(Seal)

Cynthia M. Mann

(Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

General Acknowledgment * Cynthia M. Mann

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy W. McQuarry and wife, * 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 the 5th day of December, 19 97.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

Notary Public