

LS 4704J

This instrument was prepared by

Send Tax Notice To: Kirk D. McConnell

(Name) LANGE, SIMPSON ET AL

name

8148 Castlehill Road

address

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED FORTY SIX THOUSAND FOUR HUNDRED EIGHT AND 18/100-----
----- DOLLARS (\$446,408.18)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Steve Cobb d/b/a, Steve Cobb Construction

(herein referred to as grantors) do grant, bargain, sell and convey unto Kirk D. McConnell and Linzi A. McConnell

(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 39, according to the Survey of Greystone Seventh Sector Phase I, as recorded in
Map Book 18, page 120 A, B, & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1998, which are a lien, but not yet due and payable until October 1, 1998.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$357,100.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-03888

02/05/1998-03888
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 98.00

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 29th
day of January, 19 98.

(Seal)

(Seal)

(Seal)



(Seal) Steve Cobb d/b/a Steve Cobb Construction

(Seal)

(Seal)

STATE OF ALABAMA


Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that
Steve Cobb d/b/a, Steve Cobb Construction
whose name(s) 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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of January A.D., 19 98

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Aug. 27, 2006.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.


David F. Ovson

Notary Public

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