

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty One Thousand Three Hundred and No/100 (\$181,300.00) Dollars to the undersigned William A. McNeely, III, a married man, herein referred to as Grantor, in hand paid by John D. Stewart and wife, Carolyn T. Stewart, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

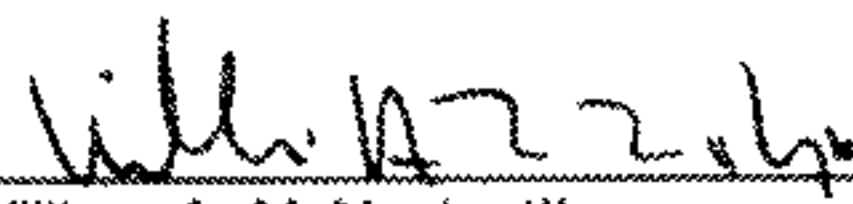
Lot 424, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, 4th Addition, as recorded in Map Book 21, Page 100 A & B, in the Probate Office of Shelby County, Alabama.

The above described real estate is no part or portion of the homestead of the Grantor herein.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND THE GRANTOR does for himself and for his heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

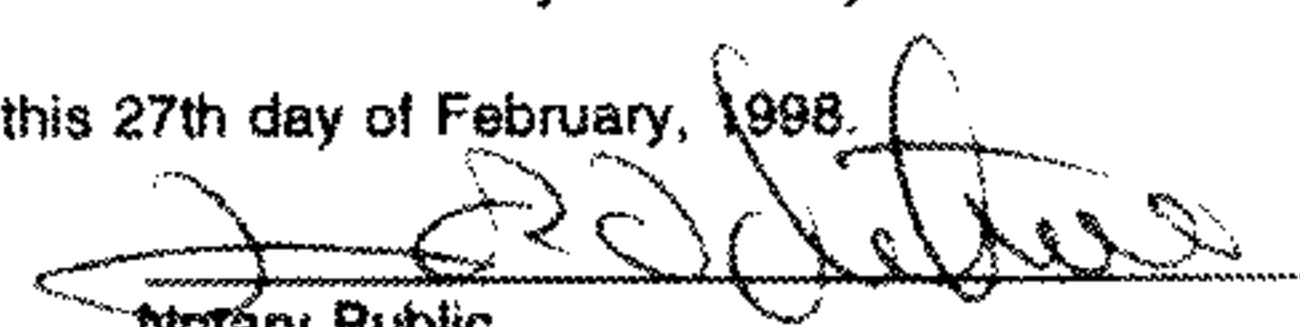
IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seal this the 27th day of February, 1998.


William A. McNeely, III

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William A. McNeely, III, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 1998.


Notary Public

Grantee's Address:

337 Grande View Trail
Maylene, AL 35114

THIS INSTRUMENT PREPARED BY:

OGLETREE AND LIVINGSTON
POST OFFICE BOX 329
SYLACAUGA, ALABAMA 35150

Inst # 1998-07186

03/03/1998-07186
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$3.00
\$01 MCO