

SEND TAX NOTICE TO:
Jerry F. McWilliams
325 Indian Trail
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 11th day of January, 1989, the real property described herein was conveyed by warranty deed recorded in Real Volume 222, Page 138 of the Office of the Judge of Probate of Shelby County, Alabama by James T. Busby and wife Diane L. Busby to **Jerry F. McWilliams and wife, Sheryl R. McWilliams** (hereinafter referred to as the "Grantors") to have and to hold said real property for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple; and

WHEREAS, the Grantors now desire through this conveyance to sever the joint tenancy with right of survivorship held by the Grantors in and to the real property described herein and to vest a 90% undivided interest in and to said real property in **Sheryl R. McWilliams** and a 10% undivided interest in and to said real property in **Jerry F. McWilliams** (hereinafter referred to as the "Grantees").

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey a 90% undivided interest unto **Sheryl R. McWilliams** and a 10% undivided interest unto **Jerry F. McWilliams** in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, Block 7, according to the Map and Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to: all restrictions, easements, building lines and right of way of record.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

This Warranty Deed has been prepared without the benefit of a title search.

And Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that they are lawfully seized in fee simply of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warranty and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

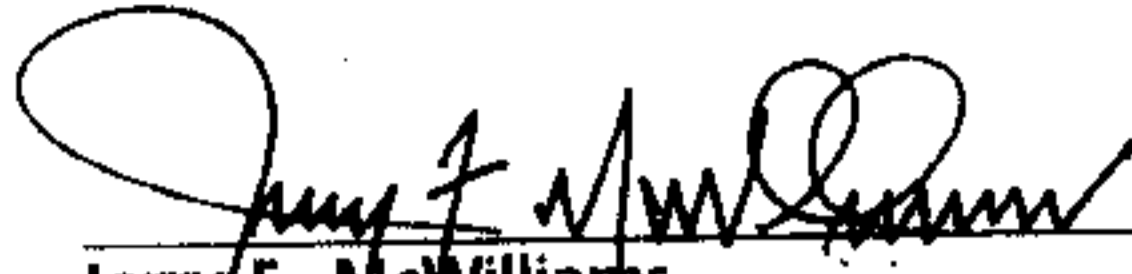
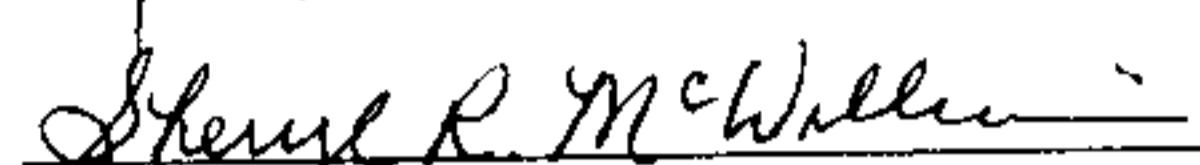
The parties intend by the execution of this conveyance to sever the joint tenancy with right of survivorship which exists with respect to the above-described real property, and to vest a 90% undivided interest in and to said real property in **Sheryl R. McWilliams** and a 10% undivided interest in and to said real property in **Jerry F. McWilliams**.

03/13/1998-08815
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 112.00

51980-8661 1998-08815

This Warranty Deed has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on the date first written above.

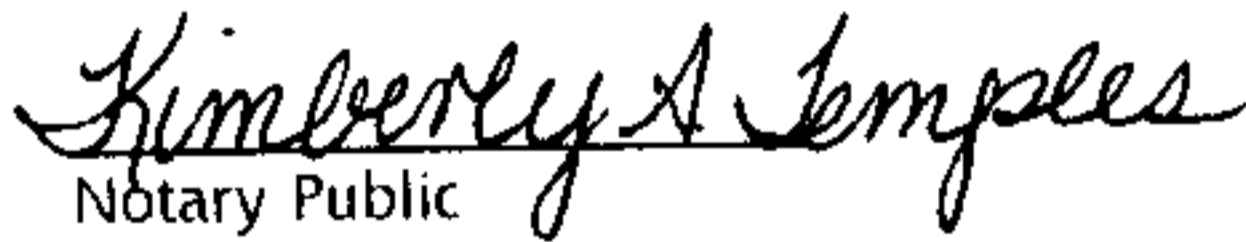

Jerry F. McWilliams

Sheryl R. McWilliams

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sheryl R. McWilliams, whose name is signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of FEB., 1998.


Notary Public

My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Sept. 11, 2001.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry F. McWilliams, whose name is signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of FEB., 1998.


Notary Public

My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Sept. 11, 2001.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

THIS INSTRUMENT PREPARED BY:
Andrew J. Potts
Berkowitz, Lefkovits, Isom & Kushner, P.C.
1600 SouthTrust Tower
Birmingham, Alabama 35203

Inst # 1998-08815

03/13/1998-08815
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 112.00