

This instrument was prepared by

Send Tax Notice To: Donald S. McQuaid
name
3724 Keswick Circle
address
Birmingham, Alabama 35242

(Name) Massey & Stotser, P.C.

(Address) 1100 East Park Drive, Suite 301
Birmingham, Alabama 35235

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100-----
----- DOLLARS (\$270,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Steven A. Hanna and wife, Cynthia R. Hanna

(herein referred to as grantors) do grant, bargain, sell and convey unto Donald S. McQuaid and wife, Roswitha G. McQuaid

(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 25, according to the Map and Survey of Meadowbrook, 5th Sector, 3rd Phase,
as recorded in Map Book 10, Page 27 A & B, in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) Taxes for the year 1998 and subsequent years. (2)
Easements, restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any. (3) Mineral and mining rights, if any.

\$202,500.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-12248

04/06/1998-12248
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 76.00

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, we have hereunto set our hand(s) and seal(s), this 30th
day of March, 19 98.

_____(Seal) Steven A. Hanna _____(Seal)
_____(Seal) Cynthia R. Hanna _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, C. Steven Ball, a Notary Public in and for said County, in said State, hereby certify that
Steven A. Hanna and wife, Cynthia R. Hanna
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 30th day of March, A.D., 1998

C. Steven Ball
C. Steven Ball
Notary Public

Inst # 1998-12248

2/17/99