

This instrument was prepared by

Send Tax Notice To: Michael H. McClain
Name 4816 Keith Drive
Birmingham, Al. 35242
Address

(Name) Patrick F. Smith

(Address) 4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty Thousand (\$160,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marty Smith and wife Claudia Smith (herein referred to as grantors) do grant, bargain, sell and convey unto Michael H. McClain and Julie E. McClain (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A"

Subject to all easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto 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 April, 19 98.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Marty Smith (Seal)
Claudia Smith (Seal)
Inst # 1998-17022 (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Smith and Claudia Smith whose name 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 April A.D., 19 98

MY COMMISSION
EXPIRES
NOVEMBER 14, 2001

Heather Kessler
Notary Public

05/08/1998-17022
General Acknowledgment
01:44 PM CERTIFIED
JUDGE OF PROBATE
002 MCB

1998-17022

LOT 2 BLOCK 14 SURVEY BROKEN BOW, SOUTH
RECORDED IN MAP BOOK 11 PAGE 82, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

A PARCEL OF LAND CONTAINING 618.62 SQUARE FEET LOCATED IN THE SW
1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST,
SHELBY COUNTY, ALABAMA; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 14 OF BROKEN BOW,
SOUTH AS RECORDED IN MAP BOOK 11, PAGE 82 IN THE OFFICE OF THE
JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ALSO BEING THE POINT OF
BEGINNING; THENCE RUN EASTERLY ALONG THE SOUTHERN LINE OF LOT 2,
BLOCK 14 A DISTANCE OF 120.11 FEET TO THE SOUTHEAST CORNER OF SAID
LOT; THENCE RIGHT 87 DEGREES 47 MINUTES 47 SECONDS SOUTHERLY ALONG
THE PROLONGATION OF THE EAST LINE OF LOT 2 A DISTANCE OF 5.14 FEET;
THENCE RIGHT 92 DEGREES 12 MINUTES 14 SECOND PARALLEL TO THE SOUTH
LINE OF LOT 2 A DISTANCE OF 120.11 FEET; THENCE RIGHT 87 DEGREES 48
MINUTES 03 SECONDS A DISTANCE OF 5.13 FEET NORTH ALONG THE
PROLONGATION OF THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING.

Inst # 1998-17022

05/08/1998-17022
01:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.00

