

This instrument was prepared by

Send Tax Notice To: Peter A. McDade

(Name) Corley, Moncus & Ward, P.C.

name

4001 Heritage Parkway

address

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$173,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bruce S. Smith and wife, June F. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto Peter A. McDade, a married person

(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 77, according to the Map of Heritage Oaks, as recorded in Map Book 11,
Page 23 A & B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways,
limitations, if any, of record and Ad Valorem taxes for the year 1998, which
said taxes are not due and payable until October 1st, 1998.

Inst # 1998-20605

06/04/1998-20605
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

\$165,200.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

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 28th
day of May, 19 98.

(Seal)

(Seal)

(Seal)

Bruce S. Smith
Bruce S. Smith (Seal)

June F. Smith
June F. Smith (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Bruce S. Smith and wife, June F. Smith
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 same bears date.

Given under my hand and official seal this 28th day of May, A.D., 19 98

Claude M. Moncus

Notary Public