

(Name) RANDY WAYNE COOK  
 116 KENTWOOD LANE  
 (Address) ALABASTER, AL 35007

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
(Address) PELHAM, AL 35124

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

SHELBY

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED FORTY ONE THOUSAND FIVE HUNDRED AND NO/100 (\$141,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN H. MCGILL and wife, NANCY P. MCGILL

(herein referred to as grantors) do grant, bargain, sell and convey unto

RANDY WAYNE COOK and wife, KAREN SUE COOK

(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 54, according to the Survey of Kentwood, First Addition, as recorded in Map Book 17, page 115 and amended in Map Book 19, page 75, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$131,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

06/05/1998-20751  
08:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 WCD 19.00

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 29th

day of May, 1998

**WITNESS:**

(Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

~~John H. McGill~~ (Seal)  
JOHN H. MCGILL

JOHN H. MCGILL  
NANCY P. MCGILL (Seal)  
NANCY P. MCGILL

NANCY L. ROOPER (Seal)

**STATE OF ALABAMA**

SHELBY

**COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that JOHN H. MCGILL and NANCY P. MCGILL  
whose names 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.

he day the same bears date.

Given under my hand and official seal this 29th day of May A.D., 1998

Notary Public