

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
SAM C. MCGAUGHY  
SUSAN N. MCGAUGHY  
325 DOGWOOD TRAIL  
MONTEVALLO, AL 35115

Inst # 1998-32718

STATE OF ALABAMA}  
COUNTY OF Shelby}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY-SIX THOUSAND NINE HUNDRED AND NO/100 (\$126,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I STERLING R. LAMBERT and wife, PAM S. LAMBERT, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto SAM C. MCGAUGHY and SUSAN N. MCGAUGHY (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 7, according to the Survey of Park Forest Subdivision, Second Sector, as recorded in Map Book 16, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$120,500.00 of the consideration was paid from the proceeds of a mortgage loan closed 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 14th day of August, 1998.

*Sterling R. Lambert by Pam S. Lambert*  
STERLING R. LAMBERT BY HIS ATTORNEY-IN-FACT, PAM S. LAMBERT  
*Pam S. Lambert*  
PAM S. LAMBERT

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that PAM S. LAMBERT, individually, and PAM S. LAMBERT, as Attorney-in-Fact for STERLING R. LAMBERT, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily, individually, and acting within the scope and power of said power of attorney, in her capacity at Attorney in Fact for STERLING R. LAMBERT on the day the same bears date.

' Given under my hand and seal this 14th day of August, 1998.

*[Signature]*  
Notary Public

My Commission Expires: 5/29/99

08/24/1998-32718  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 15.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW