

SEND TAX NOTICE TO:

Name: Kevin Bruce MacDonald
6105 Terrace Hills Drive
Address: Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Two Thousand and no/100-----(\$202,000.00)----- DOLLARS

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

Bettie Lee Combs, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kevin Bruce MacDonald and Robin C. MacDonald
(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 28, according to the Final Record Plat of Greystone Farms, Terrace Hills,
as recorded in Map Book 24, Page 54, in the Probate Office of Shelby County,
Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 161,600.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 1999-39687

09/23/1999-39687
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJI 49.00

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, I have hereunto set my hand(s) and seal(s), this 10th
day of September, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

Bettie Lee Combs (Seal)
Bettie Lee Combs (Seal)

(Seal)

STATE OF ~~ALABAMA~~ Georgia }
Hall COUNTY }

I, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Bettie Lee Combs is known to me, acknowledged before me
whose name is signed to the foregoing conveyance, and who she executed the same voluntarily
on this day, that, being informed of the contents of the conveyance
on the day the same bears date
Given under my hand and official seal this 10 day of September, A.D. 19 99

Taberna
Notary Public
June 30, 2003