

SEND TAX NOTICE TO:
James E. Mulvaney &
(Name) Bettie D. Mulvaney

(Address) 5268 Willow Way
Bham AL 35242

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-9 Rev. 8/88
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MACC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of Seventy Five Thousand and no/100----- DOLLARS

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

Charles B. Almond, Jr., a married man

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

James E. Mulvaney and wife, Bettie D. Mulvaney

(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 7, according to the Final Plat, Phase II, Crystal Lake Estates, as recorded in Map Book 13 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

The property being conveyed herein does not constitute the homestead of the Grantor or his spouse.

Inst # 1999-49626
12/08/1999-49626
12:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 83.50

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 grantee 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/we have hereunto set MY/OUR hand(s) and seal(s), this 30th day of November, 19 99.

WITNESS:
_____(Seal) Charles B. Almond, Jr. _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles B. Almond, Jr., a married man whose name is/are signed to the foregoing conveyance, and who is/ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November A. D. 19 99

[Signature]
Notary Public
3-12-2001