

SEND TAX NOTICE TO:

NAME: Michael J. McKenna
Rina B. McKenna

ADDRESS: 120 Forest Parkway
Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Fifty-seven Thousand Dollars and no/100 (\$57,000.00)** and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Herman Y. Faulk and wife, Marianne B. Faulk** (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto **Michael J. McKenna and wife, Rina B. McKenna** (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I, Baker Properties, LTD Land Subdivision #3 as recorded in Map Book 13, page 72 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Taxes for 2001 and subsequent years. 2001 ad valorem taxes are a lien but not due and payable until October 1, 2001.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Real Book 276, page 965.

Release and damages as shown in deed recorded in Inst. No. 1992-24245.

Permit to Alabama Power Company recorded in Deed Book 155, page 104.

Restrictions as recorded in Real Book 241, page 110.

Right of way to Southern Natural Gas as recorded in Deed Book 141, page 682.

Right of way to Southern Bell recorded in Deed Book 211, page 682.

\$54,400.00 of the purchase price 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

Inst # 2000-36254

10/18/2000-36254

02:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MMB 17.00

447
40.62

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 18th day of October, 2000.

Herman Y. Faulk (SEAL)
Herman Y. Faulk

Marianne B. Faulk (SEAL)
Marianne B. Faulk

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Herman Y. Faulk and wife, Marianne B. Faulk**, 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.

Given under my hand and official seal this 18th day of October, 2000.

Conrad M. Joubert (SEAL)
Notary Public

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