

This instrument was prepared by

Send Tax Notice To: William T. McInnish, Sr.
name 106 Woodland Circle
Chelsea, Al. 35043
address

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-eight thousand and no/100 (\$138,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas Bourque, Jr. and his wife Romona H. Bourque

(herein referred to as grantors) do grant, bargain, sell and convey unto
William T. McInnish, Sr. and Peggy Sue McInnish

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$136,861.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 2001-00570

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SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.50

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 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 15
day of December, 20 00

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas Bourque Jr. (Seal)
Romona H. Bourque (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Bourque, Jr. and his wife Romona H. Bourque whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of December A. D., 20 00

Patricia K. Martin
Notary Public.

EXHIBIT A

Lot 41, according to the Survey of Ashton Woods 1st Phase, as recorded in Map Book 23, Page 160 in the Probate Office of Shelby County, Alabama.

An easement for ingress and egress described as follows: Part of Lot 43, of Ashton Woods, 1st Phase, as recorded in Map Book 23, Page 160 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Lot 41 and run in a Northwesterly direction along the Easterly line of said Lot 41 a distance of 60.00 feet to the point of beginning; thence continue along last described course a distance of 52.00 feet, said line being the Westerly line of said Lot 43; thence turn right 90 degrees and run in a Northeasterly direction a distance of 4.50 feet; thence turn right 90 degrees and run in a Southeasterly direction, a distance of 52.00 feet; thence turn 90 degrees right and run in a Northwesterly direction a distance of 4.50 feet to the point of beginning; being situated in Shelby County, Alabama.

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