

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
 3150 HIGHWAY 52 WEST
 PELHAM, AL. 35124

Send tax notice to:
 Douglas E. McAnally and Tiffany McAnally
 125 Blue Springs Place
 Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of One hundred thirty three thousand nine hundred and no/100 (\$133,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Maria Del C. Morales, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Douglas E. McAnally and Tiffany McAnally (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 133, of Summer Brook, Phase Three, Map Book 20, Page 22, in the Office of Probate Judge of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property does not constitute the homestead of the grantor nor her spouse.

Mineral and mining rights excepted.

Tiffany McAnally and Tiffany M. McAnally are one and the same person. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$131,797.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 grantee, his, her or 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 stated 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 grantee, his, her or 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 19th day of February, 2001.

Witness

Maria Del C. Morales (Seal)
 Maria Del C. Morales

Witness

(Seal)

STATE OF FLORIDA
COUNTY OF ORANGE

I, IAN BATTAD, a Notary Public in and for said County, in said State, hereby certify that Maria Del C. Morales, an unmarried woman, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, 2001

[Signature]
 Notary Public
 My Commission Expires: 9/19/2004



Ian P Battad
 My Commission CC967949
 Expires September 19, 2004

Inst # 2001-06273

02/23/2001-06273
 10:26 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 CJ1 13.50