

SEND TAX NOTICE TO: Andrea O'Neill and James O'Neill
238 Grand View Lane
Maylene, Alabama 35114

20031215000805450 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
12/15/2003 11:20:00 FILED/CERTIFIED

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF : SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty Five Thousand and No/200---- (\$225,000.00) and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **WILLIAM DOUGLAS MCGHEE and LESLIE JANE MCGHEE, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Andrea O'Neill and James O'Neill, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of , and State of Alabama**, to-wit:

LOT 408, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 4TH ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 100 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$180,000.00 and \$45,000.00 of the above consideration was paid from the proceeds of those mortgages closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of October, 2003.

William Douglas McGhee (L.S.)
WILLIAM DOUGLAS MCGHEE
Leslie Jane McGhee (L.S.)
LESLIE JANE MCGHEE

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that WILLIAM DOUGLAS MCGHEE and LESLIE JANE MCGHEE, whose name(s) 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 20th day of October, 2003.

Christopher P. Moseley
Notary Public
My commission exp. 6/21/05

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

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