

Send tax notice to:  
John B. McGee  
Elaine S. McGee  
5307 Woodford Drive  
Birmingham, AL 35242

This Instrument Prepared By:  
Gilmer T. Simmons  
Simmons & Simmons, P.C.  
1163 Center Point Parkway  
Suite 100  
Birmingham, Alabama 35215

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Eighty Five Thousand and 00/100 (\$385,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

**Timothy W. Shaw and Frances J. Shaw**, husband and wife,

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

**John B. McGee and Elaine S. McGee**,

(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, in Block 8, according to the Amended Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51 A, B, C & D, Office of the Judge of Probate of Shelby County, Alabama.


Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

\$235,000.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed 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 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 have hereunto set my hand and seal, this 30th day of July, 2004.

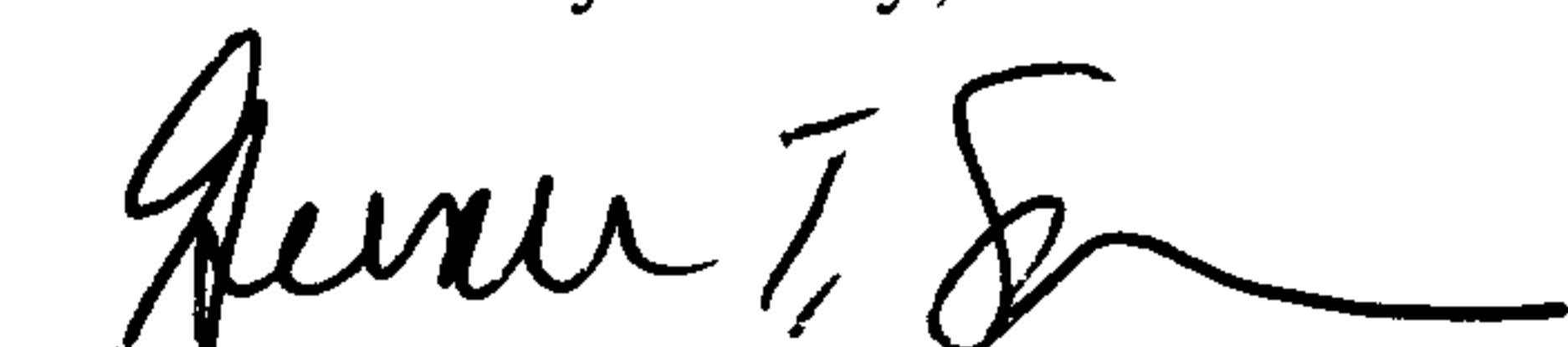
 (Seal)  
Timothy W. Shaw

 (Seal)  
Frances J. Shaw

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, Gilmer T. Simmons, a Notary Public in and for said County, in said State, hereby certify that **Timothy W. Shaw and Frances J. Shaw**, husband and wife, 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 the 30th day of July, 2004.

  
\_\_\_\_\_  
Notary Public  
My Commission expires: 12/20/2005