WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20050811000411790 1/3 $207.00
Shelby Cnty Judge of Probate,AL
08/11/2005 09:07:07AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

(Address)

Send tax notice to:
QUENTIN A. MCGAHEY
GLORIA L. MCGAHEY

(Name)

411 TARA DRIVE
CHELSEA, AL 35043

(Address)

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED FORTY THOUSAND dollars ($440,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), TIMOTHY S. GULLEDGE and KELLY M. GULLEDGE, HUSBAND AND WIFE_ (herein referred to as Grantor) do, grant, bargain, sell and convey unto QUENTIN A. MCGAHEY AND GLORIA L. MCGAHEY, HUSBAND AND WIFE (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 3, ACCORDING TO THE MAP OF TARA, SECTION 4, FIRST REVISION, AS RECORDED IN MAP BOOK 29, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 250,000.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to 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.

Shelby County, AL 08/11/2005
State of Alabama

Deed Tax:$190.00

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And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, 07/13/05.

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_____ (Seal)
TIMOTHY S. GULLEDGE

_____ (Seal)
KELLY M. GULLEDGE

STATE OF **ALABAMA**
COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that TIMOTHY S. GULLEDGE and KELLY M. GULLEDGE, 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 07/13/05.

_____
Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006

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Return to: William Patrick Cockrell
WPC & Associates LLC
2 Office Park Circle
Suite 105
Birmingham, Alabama 35223