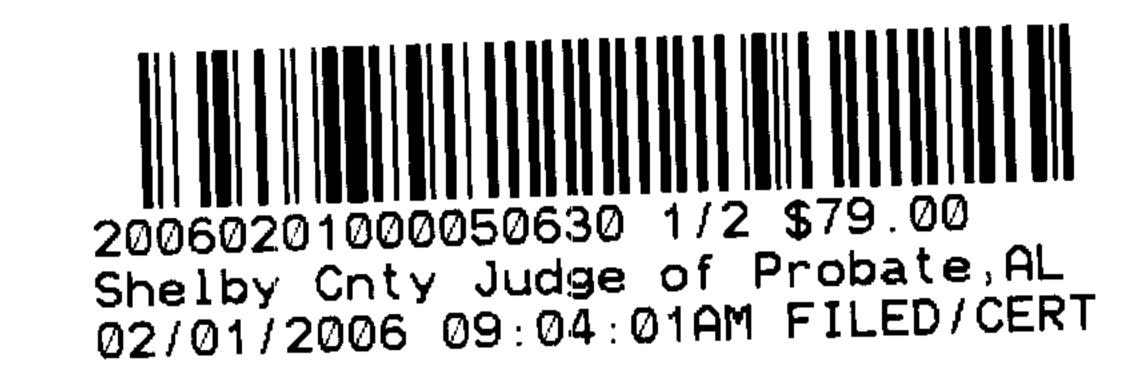
#65,000.

Send tax notice to: Frances McMahon 27 The Oaks Circle Birmingham, AL 35244

This Instrument Prepared By: Kay O. Wilburn, Esq. Feld, Hyde, Wertheimer, Bryant & Stone, P.C. 2000 SouthBridge Parkway, Suite 500 Birmingham, Alabama 35209



THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)	KNIOW ALL MENIOV THESE DOESENTS.
		KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Walter E. McMahon and Frances McMahon, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Frances McMahon (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, together with an undivided 1/43rd interest in Lot 44 (common area), according to the Map of The Oaks, as recorded in Map Book 10, Page 89, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument # 1995-23268

This conveyance is made subject to the following:

- 1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
- 2. All easements, mortgages, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

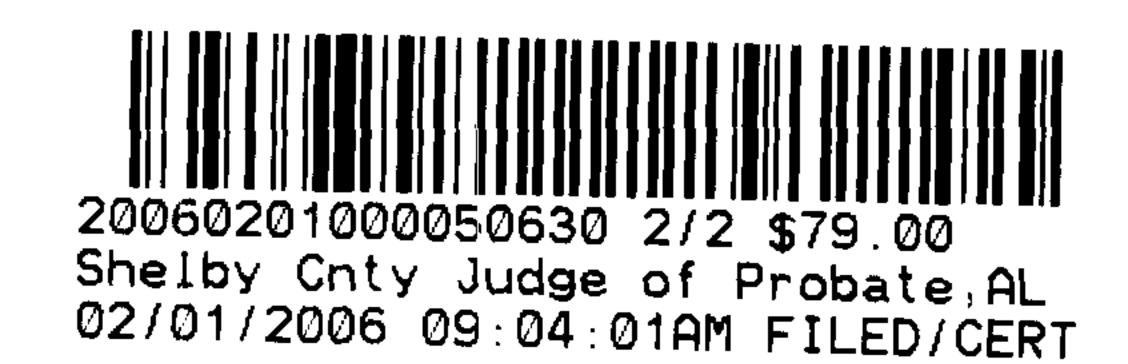
TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever.

The purpose of this conveyance is to convey Walter E. McMahon's undivided one-half ($\frac{1}{2}$) interest in the subject property to Frances McMahon, the co-tenant.

One of the Grantors and the Grantee, Frances McMahon, is one and the same person.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Deed Tax: \$65.00



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on January 16, 2006.

Walter E. McMahon

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Walter E. McMahon and Frances McMahon, 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 on Notary Public Tanet On the Conveyance of the Conveyan