



20060822000410260 1/2 \$94.00
 Shelby Cnty Judge of Probate, AL
 08/22/2006 01:41:43PM FILED/CERT

Shelby County, AL 08/22/2006
 State of Alabama

Deed Tax: \$80.00

SEND TAX NOTICE TO:

Mark D. McAdams and Suzanne H. McAdams
 121 Cliff Road
 Sterrett, AL 35147

This instrument was prepared by:

Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Nine Thousand Nine Hundred dollars & no cents (\$79,900.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Carol W. Murphy, an unmarried woman, and Denise Thomas, an unmarried woman**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Mark D. McAdams and wife, Suzanne H. McAdams**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 4, ACCORDING TO THE MAP AND SURVEY OF STILLMEADOW, SECTOR 2, AS RECORDED IN MAP BOOK 28, PAGE 48, IN THE OFFICE OF THE JUDGE PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

- 1.) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 28, Page 48.
- 2.) 70' building line to the front as shown on recorded Map Book 28, Page 48.
- 3.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20050527000259170 in the Probate Office of Shelby County, Alabama.
- 4.) Right of Way to Alabama Power Company as recorded in Deed Book 126, Page 55.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this August 15, 2006

Carol W. Murphy (Seal)
Carol W. Murphy

Denise Thomas (Seal)
Denise Thomas


STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol W. Murphy, an unmarried woman and Denise Thomas, an unmarried woman whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 15th day of August, 2006.

Jan P. Her
Notary Public.
(Seal) *come open 3/28/2010*


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