

**This instrument was prepared by:**  
The Law Office of William H. Weems, Jr.  
2010 Old Springville Road  
Birmingham, Alabama 35215

**Send Tax Notice to:**  
David Matherson & Carol H. Matherson  
5307 Woodford Drive  
Birmingham, Alabama 35242

**WARRANTY DEED, WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA        }  
SHELBY COUNTY            }       **KNOW ALL BY THESE PRESENTS,**

That in consideration of ~~Forty Nine Thousand Three Hundred~~ **Four hundred ninety-two thousand five hundred**  
~~(\$492,500.00) and other valuable consideration~~ **(\$492,500.00) and other valuable consideration** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **John B. McGee and Elaine S. McGee, husband and wife** (herein referred to as grantor, whether one or more), does grant bargain, sell and convey unto **David Matherson and Carol H. Matherson** (herein referred to as grantee, whether one or more), 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.

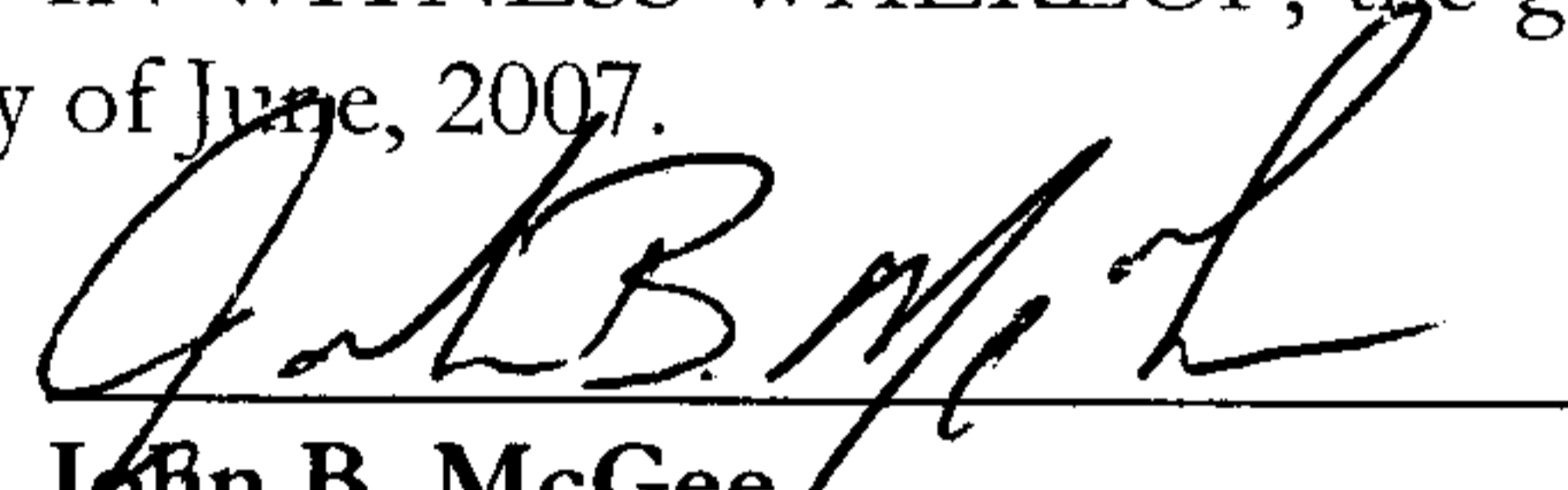
Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

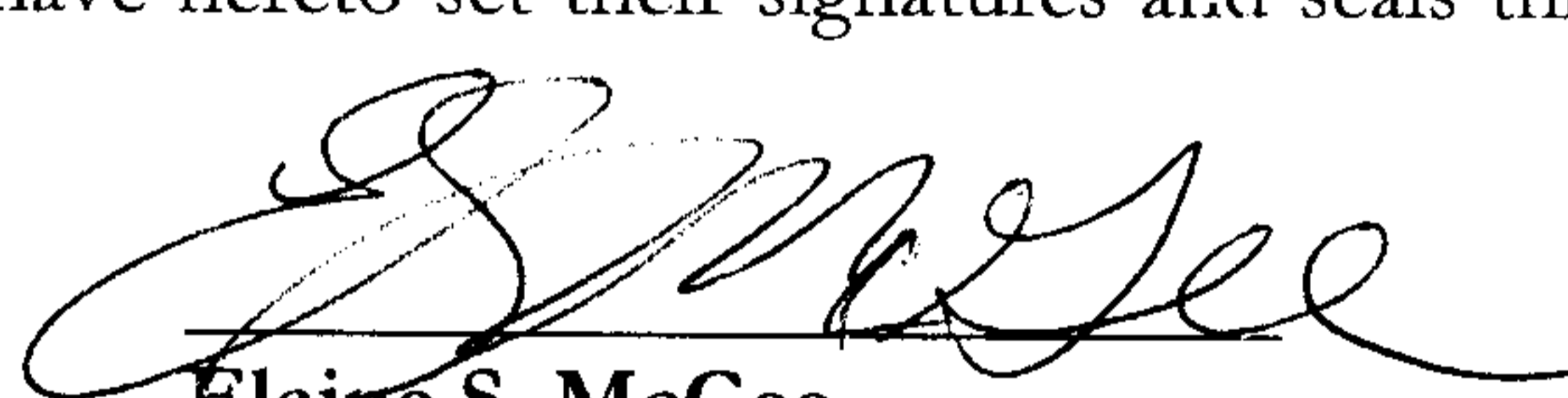
Said property bearing Property ID No.: 101110005011000, with subject property being located in Shelby County, Alabama, and having property address 5307 Woodford Drive, Birmingham, Alabama 35242.

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 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.

The undersigned does covenant with said grantees, their heirs and assigns, or their successors and assigns, that the undersigned is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that the grantor has good right to sell and convey the same as aforesaid; and that the grantor herein warrants and defends the same to the said grantee, their heirs and assigns, or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantors have hereto set their signatures and seals this 18<sup>th</sup> day of June, 2007.

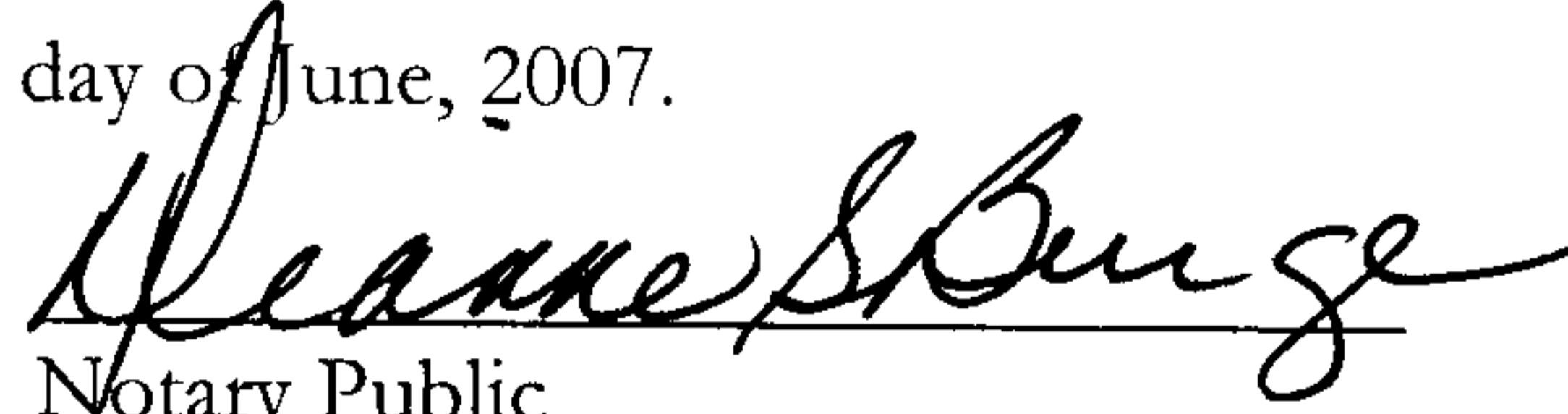
  
John B. McGee

  
Elaine S. McGee

STATE OF ALABAMA        }  
SHELBY COUNTY            }       **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. McGee and Elaine S. McGee each signed the foregoing conveyance, and who, each being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each did with full knowledge and authority, execute the same voluntarily.

Given under my hand and official seal, this 15<sup>th</sup> day of June, 2007.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

Dianne S. Burge  
My Commission Expires  
July 2, 2007

