

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661

SEND TAX NOTICE TO:
Jimmy Mulvaney
125 Bent Tree Acres
Birmingham, AL 35242

WARRANTY DEED (Joint Right of Survivorship)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)



20081125000449100 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
11/25/2008 08:13:19AM FILED/CERT

That in consideration of Ten 00/100 ----- DOLLARS (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,

James E. Mulvaney, Jr., a married man

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

James E. Mulvaney, Jr. and wife Laura Mulvaney

(Herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Legal description attached as Exhibit "A"

\$767,000.00 of the purchase price was paid from the proceeds of two purchase money mortgages closed even date 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, the 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 or we have hereunto set my or our hand(s) and seal(s), this 18th day of November, 2008.

 (Seal)
James E. Mulvaney, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Mulvaney, Jr. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, 2008.

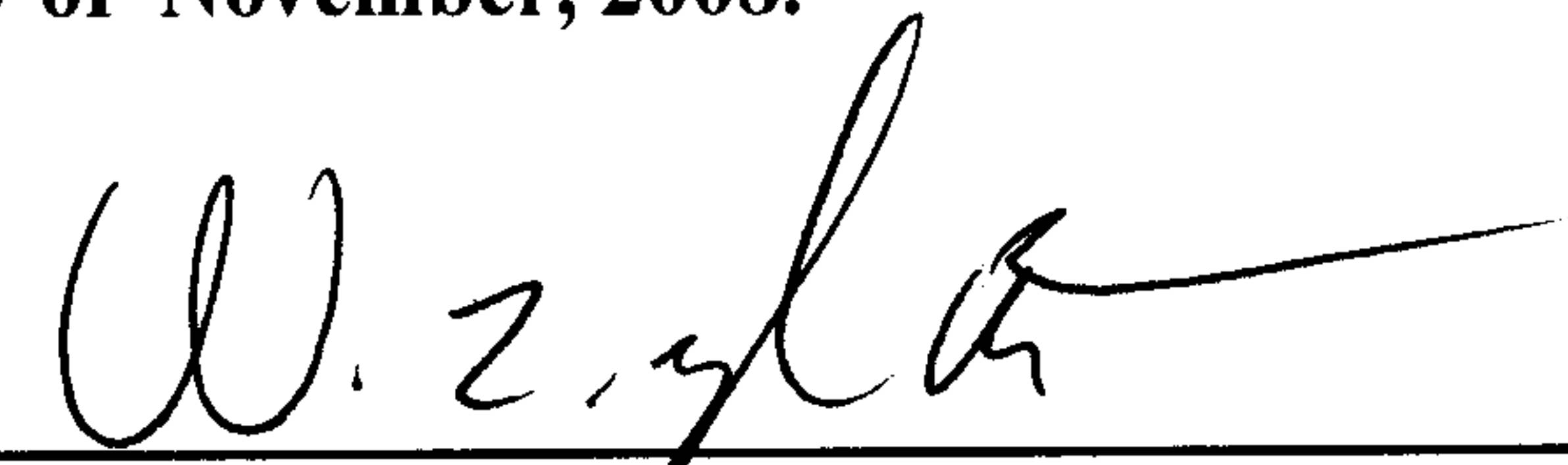

Notary Public: W. L. Longshore, III
My Commission Expires: 5-18-2012

EXHIBIT "A"



20081125000449100 2/2 \$47.00
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A part of Lot 6 of Bent Tree Acres as recorded in Map Book 23 on page 128-B in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin set on the Southwest corner of said Lot 6; thence run East along the South line of said Lot 6 for a distance of 135.91 feet to an iron pin set; thence turn an angle to the left of $07^{\circ} 04' 12''$ and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to an iron pin set; thence turn an angle to the left of $16^{\circ} 46' 30''$ and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 102.21 feet to an iron pin set; thence turn an angle to the left of $16^{\circ} 47' 55''$ and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 26.43 feet to an iron pin set; thence turn an angle to the left of $158^{\circ} 05' 00''$ and run in a Southwesterly direction for a distance of 102.91 feet to an iron pin set; thence turn an angle to the left of $07^{\circ} 28' 19''$ and run in a Southwesterly direction for a distance of 29.75 feet to an iron pin set; thence turn an angle to the right of $22^{\circ} 50' 48''$ and run in a Southwesterly direction for a distance of 88.47 feet to an iron pin set; thence turn an angle to the right of $03^{\circ} 12' 57''$ and run in a Southwesterly direction for a distance of 143.65 feet to an iron pin set on a curve to the right having a central angle of $01^{\circ} 55' 32''$ and a radius of 140.95 feet; thence turn an angle to the right $03^{\circ} 46' 07''$ to the radius of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 4.74 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 15.67 feet to the point of beginning.

Shelby County, AL 11/25/2008
State of Alabama

Deed Tax: \$33.00