

This instrument was prepared by:

Walter F. Scott, III, LLC
3500 Colonnade Parkway
Birmingham, AL 35243

Send Tax Notice To: Frank McDermott
Tina Yvonne Lanci-McDermott
2208 Old Cahaba Place
Helena, Alabama 35080-7053

WARRANTY DEED-Joint Tenants with Right of Survivorship

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

20090616000230460 1/1 \$11.00
Shelby Cnty Judge of Probate, AL
06/16/2009 02:42:07 PM FILED/CERT

That in consideration of Two Hundred Sixty-nine Thousand dollars and Zero cents (\$269,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jean McRee (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Frank McDermott and Tina Yvonne Lanci-McDermott (herein referred to as grantee, whether one or more), husband and wife, as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 413A, according to the Survey of Resurvey of Lots 406-422 Amended Map of Old Cahaba Lakewood Sector, as recorded in Map Book 26, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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 person.

Note: 242,100.00 of this 269,000.00 purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Note: \$242,100.00 of the sales price was paid for with the proceeds (\$ 242,100.00) of a first lien mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of May, 2009.

_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY of Jefferson

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Jean McRee 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2009.

WALTER F. SCOTT, III
NOTARY PUBLIC
ALABAMA STATE JUDGE
EXP. AUG. 9, 2011
Lauren Ashley Baum
My commission Expires: 6/6/2011

20090617000231340 1/1 \$27.00
Shelby Cnty Judge of Probate, AL
06/17/2009 09:45:25 AM FILED/CERT