



20090706000256520 1/1 \$211.00
Shelby Cnty Judge of Probate, AL
07/06/2009 08:31:29 AM FILED/CERT

State of Alabama)
Shelby County)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Four Hundred Thirty-Three Thousand And No/100 Dollars (\$433,000.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **David E. Long and spouse, Carla D. Long (Grantors)** do grant, bargain, sell and convey unto **Joseph V. McLaughlin and Julia M. McLaughlin (Grantees)** as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2020, according to the Survey of Lake Point Estates, 1st Addition, as recorded in Map Book 17, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad Valorem Taxes Due October 1, 2009.

Minerals and mining rights not owned by GRANTORS

Easements and building lines as shown by recorded map.

Covenants, conditions and restrictions recorded in Real 190, Page 35, Misc Book 14, Page 536; Amended in Mis Book 17, Page 550, further amended in Inst No. 1996-19299.

Title to all oil, gas and minerals within and underlying the premises, together all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to person or persons or property as a result of exercise of such rights as recorded in Deed Book 127, Page 140.

Release of damages as recorded in Inst. No. 1993-9187 and Inst No 1996-19299.

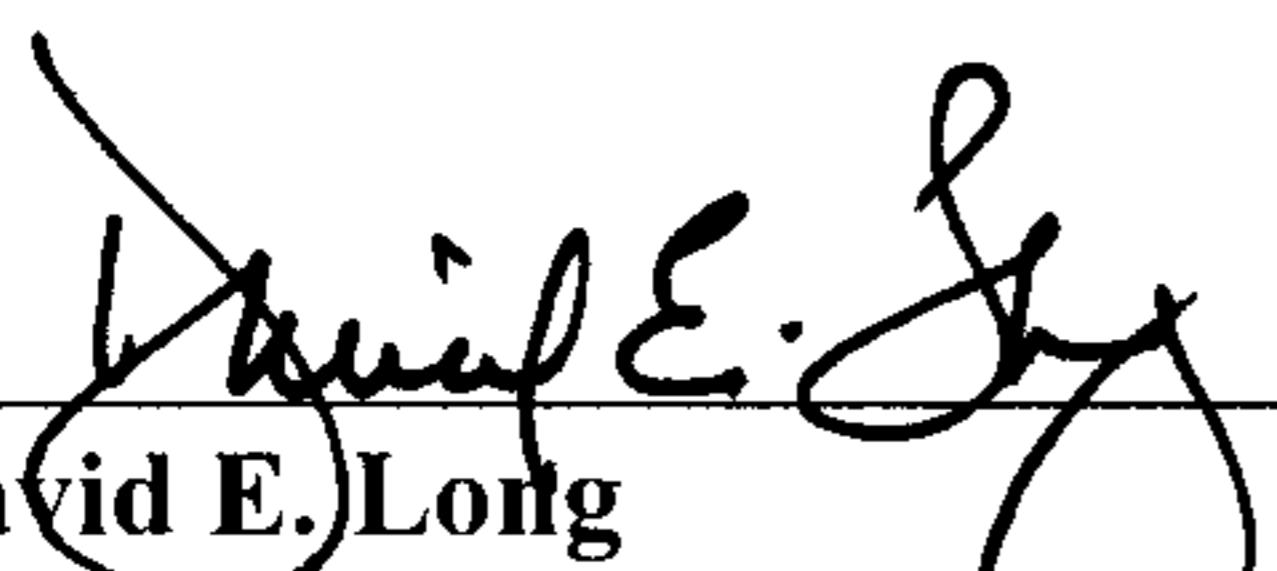
Easement as to underground cable as recorded in Instrument No. 1993-24588.

\$233,000⁰⁰ OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

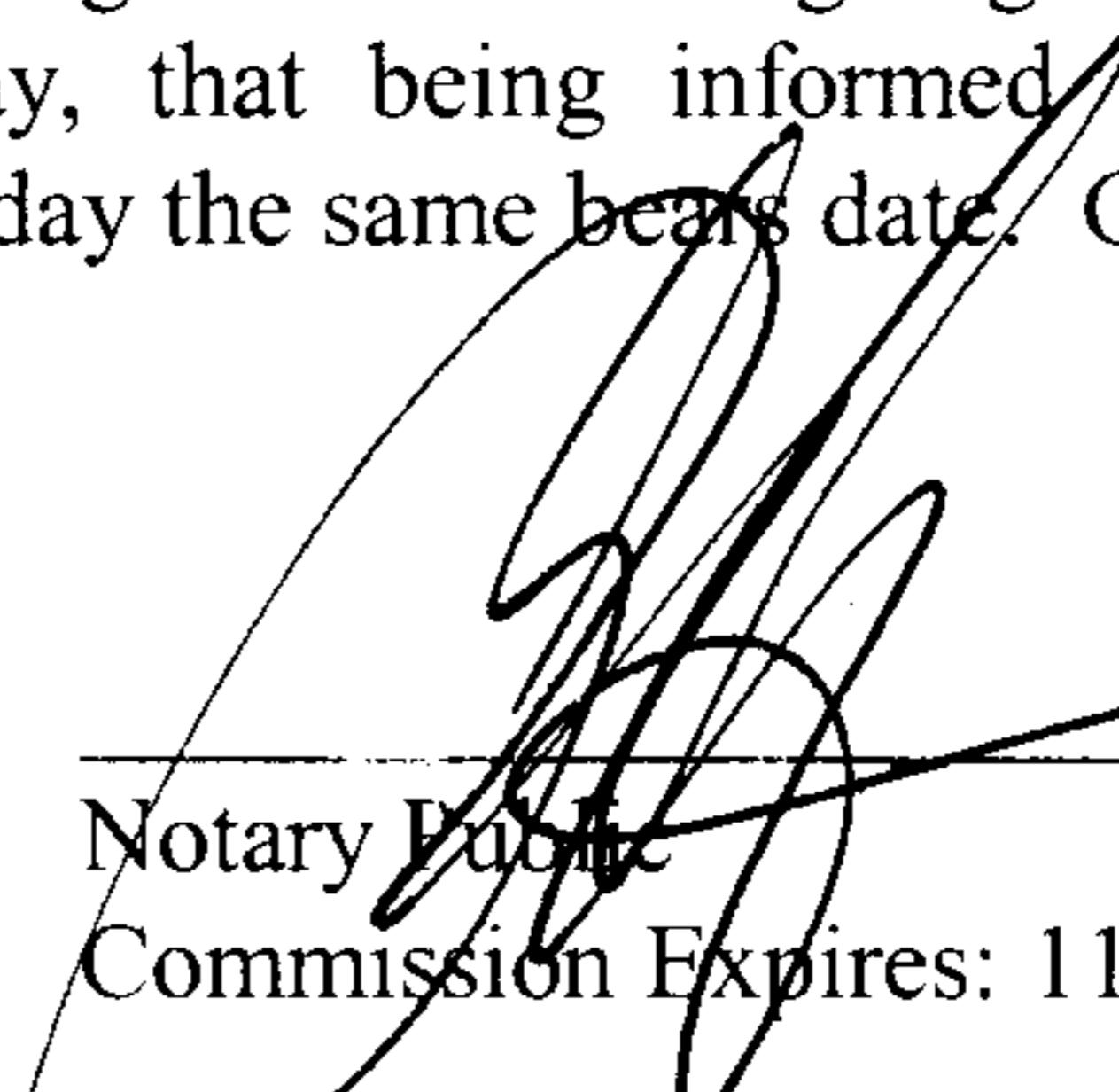
IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this 12 day of July, 2009.



David E. Long **SEAL**

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **David E. Long and spouse, Carla D. Long** 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 said conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 1 day of July, 2009.



Notary Public
Commission Expires: 11/09/10

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205 879 3400
File No

Send Tax Notice To:
Joseph V. McLaughlin
Julia M. McLaughlin
1109 Lake Point Circle
Birmingham, AL 35244
#11-7-35-0-001-012.023-RR