

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Susan McGlynn
Matthew J. McGlynn
207 Courtside Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred fifty one thousand two hundred and 00/100 (\$251,200.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rene C. Bull and Mary Ann Bull, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Susan McGlynn and Matthew J. McGlynn (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Unit 26, of Courtside at Brook Highland, established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium which is recorded in Instrument #2001-29968, re-recorded in Instrument #20020521000241450, amended in Instrument #200205100000223920, corrective amendment recorded in Instrument #20020521000241460 and Instrument #20020521000241470, in the Probate Office of Shelby County Alabama, (to which Declaration of Condominium plan is attached as Exhibit "C" thereto), said plan being filed for record in Map Book 28, Page 103, in said Probate Office and to which said Declaration of Condominium, the By-Laws of Courtside at Brook Highland Association, Inc. are attached as Exhibit B thereto, at Instrument #2001-29968, re-recorded in Instrument #20020521000241450, in said Probate Office, together with an undivided interest in the Common Elements assigned to said Unit as set forth on Exhibit D attached to the Declaration.

The above being situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

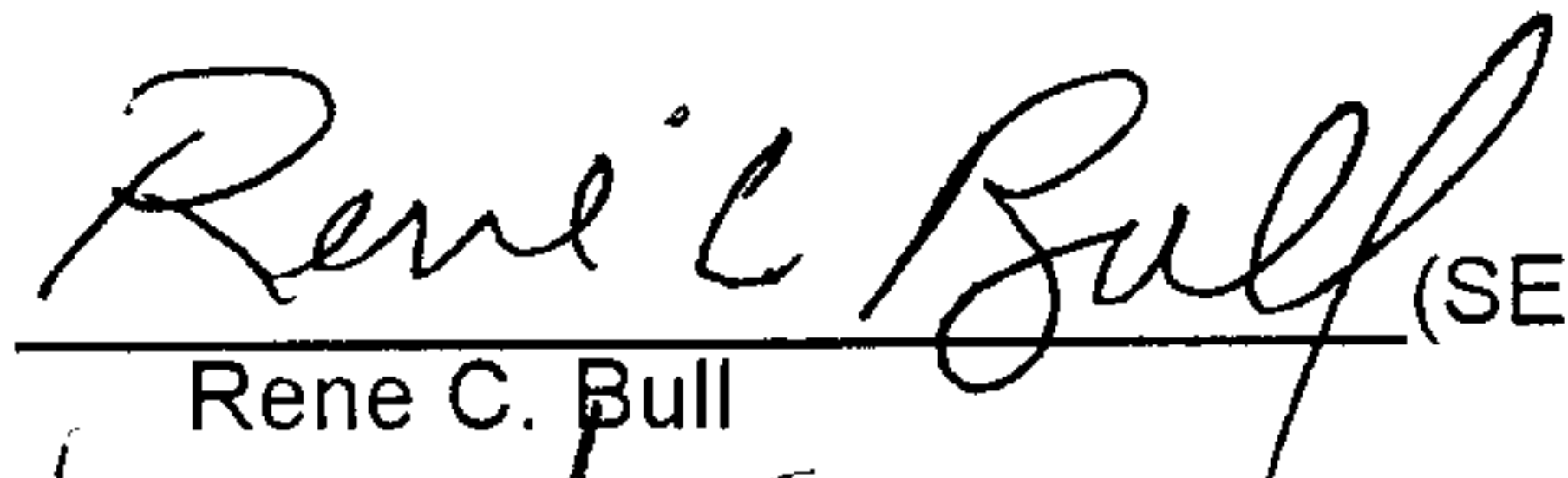
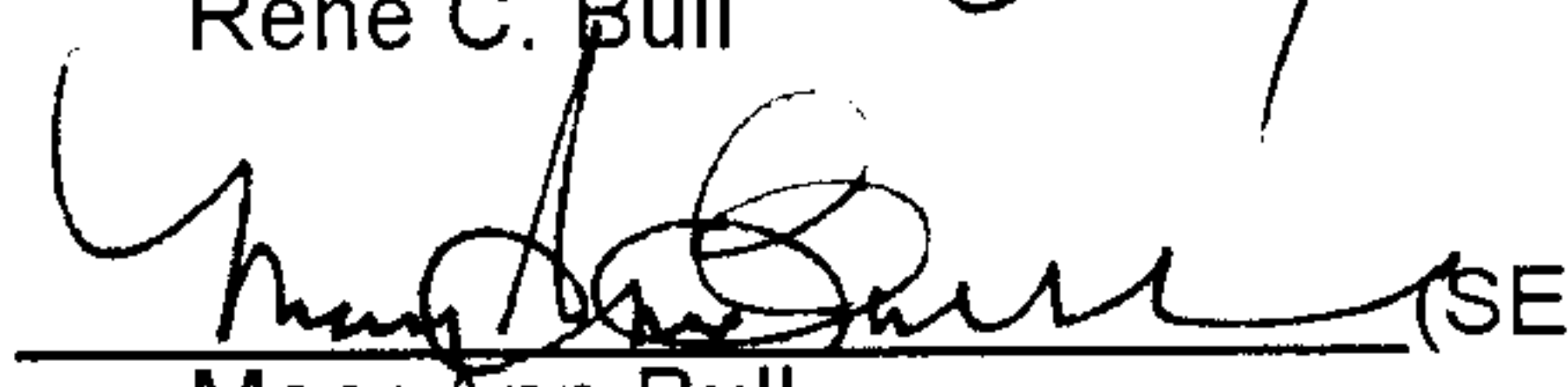
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have 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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 6, 2009.

WITNESS:

_____(SEAL)


Deed Tax : \$251.50

 (SEAL)
Rene C. Bull
 (SEAL)
Mary Ann Bull

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rene C. Byull and Mary Ann Bull, husband and wife, whose name(s) 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on August 6, 2009.


NOTARY PUBLIC

My commission expires: 4/4/2012