20091214000456530 1/1 $21.00
Shelby Cnty Judge of Probate, AL
12/14/2009 10:17:23 AM FILED/CERT

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Joseph P. Finnegan
1723 Lake Hardwood Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100----------
($10,000.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we,
Joseph P. Finnegan and Patricia A. Finnegan, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Joseph P. Finnegan and Patricia A. Finnegan, husband and wife

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

Lot 58, according to the Survey of A Subdivision for Single Family Residences The Cove of Greystone Phase II, as recorded in Map Book 29, Page 136A & 136B, in the Probate Office of Shelby County, Alabama.
Subject to current taxes, easements and restrictions of record.

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, 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of December, 2009.

(Seal) Joseph P. Finnegan

(Seal) Patricia A. Finnegan

(Seal)

(Seal)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph P. Finnegan and Patricia A. Finnegan, 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 this 3rd day of December, A.D., 2009.

My Commission Expires: 4/21/12

William H. Halbrooks, Notary Public

Shelby County, AL 12/14/2009
State of Alabama
Deed Tax : $10.00