


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

Send Tax Notice To:  
Daniel F. McGettigan  
5088 Meadow Brook Road  
Birmingham, AL 35242

  
20111214000378530 1/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
12/14/2011 02:01:45 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA     )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eighty-seven Thousand and no/100-----  
(\$287,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I/we, Brian Stephenson and Jessica M. Stephenson, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Daniel F. McGettigan and Susan M. McGettigan

(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 44-B, according to a Resubdivision of Lot 44-A, of a Resubdivision of Lots 42, 43, 44 & 45,  
Amended Map of Meadow Brook - 7<sup>th</sup> Sector, 2<sup>nd</sup> Phase, as recorded in Map Book 36, 10, in the  
Probate Office of Shelby County, Alabama.

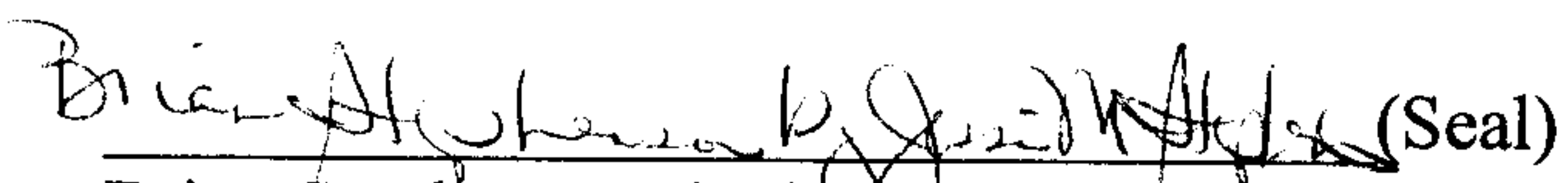
Subject to current taxes, easements and restrictions of record.

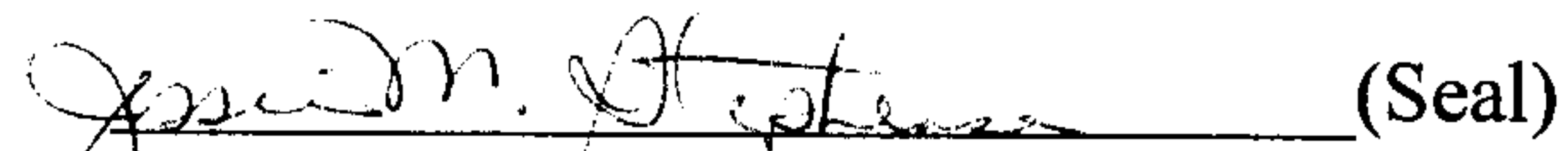
\$ 187,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

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, 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 15<sup>th</sup>  
day of November, 2011.

 (Seal)  
Brian Stephenson, by his Attorney in-  
fact, Jessica M. Stephenson

 (Seal)  
Jessica M. Stephenson

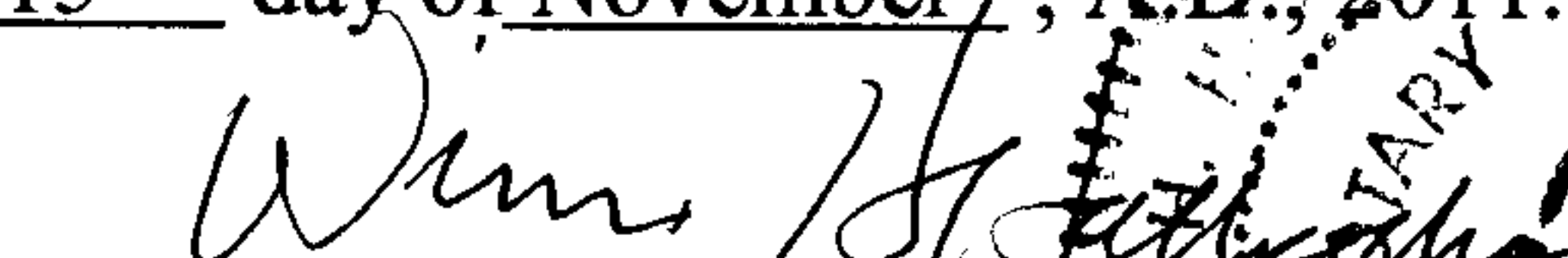
STATE OF ALABAMA     )  
COUNTY OF Jefferson     )

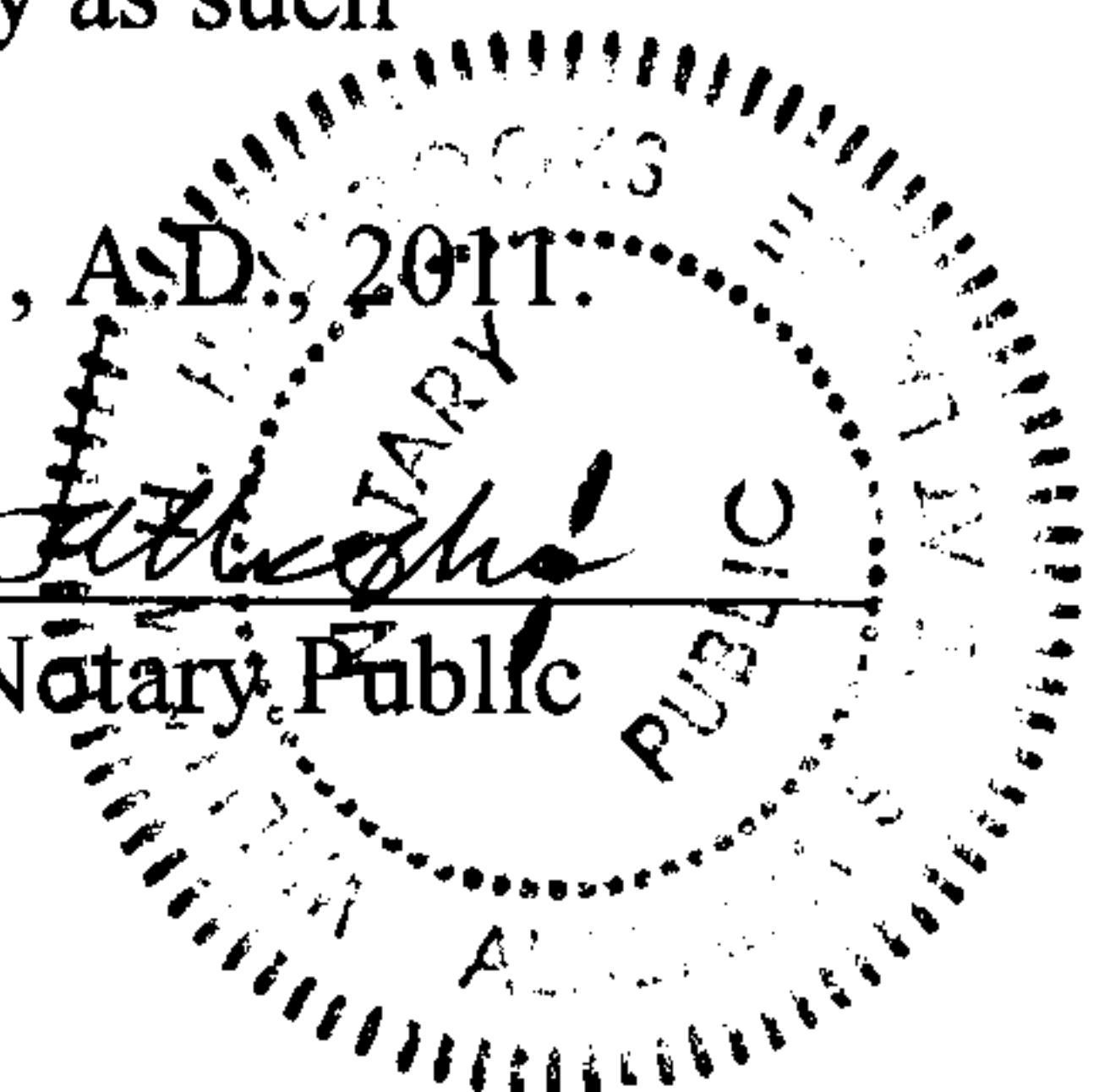
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Jessica M. Stephenson whose name as Attorney in-fact for/of Brian Stephenson,  
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, she, in her capacity as such  
has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of November, A.D., 2011.

My Commission Expires: 4/21/12

  
William H. Halbrooks, Notary Public



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STATE OF ALABAMA }

}

General Acknowledgment

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_  
Jessica M. Stephenson whose name(s) is/are signed to the foregoing conveyance, and who  
is/are known to me, acknowledged before me on this day, that, being informed of the contents of the  
conveyance he/she/they executed the same voluntarily on the day the same bears date.

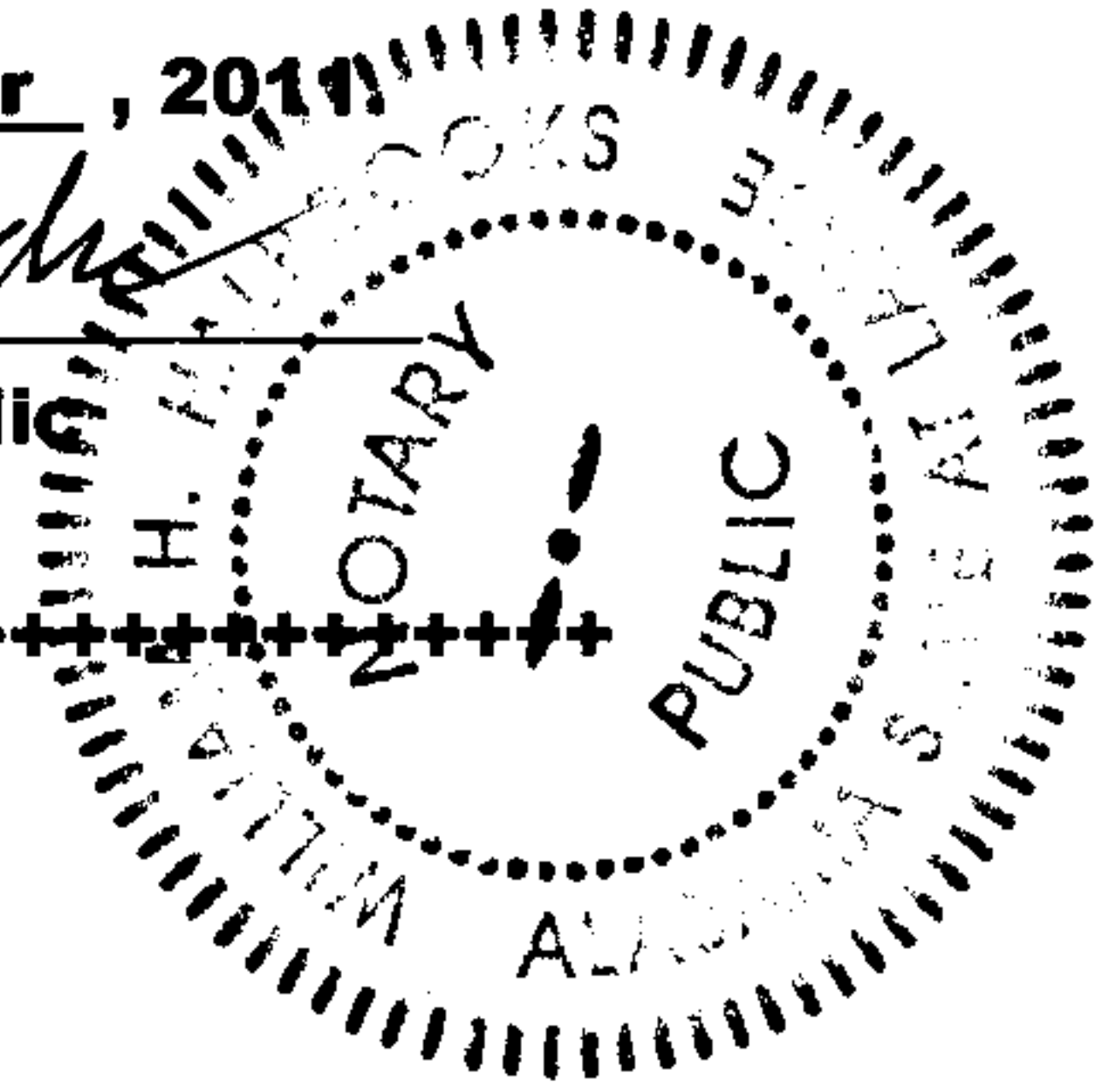
Given under my hand and official seal this 15<sup>th</sup> day of November, 2011

*William H. Halbrooks*

William H. Halbrooks, Notary Public

My Commission Expires: 4/21/12

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Shelby County, AL 12/14/2011  
State of Alabama  
Deed Tax: \$100.00