

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Bynum & Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Paul J. McCarthy
Christina McCarthy
933 4th Ave. S.W.
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY TWO THOUSAND DOLLARS 00/100 (\$92,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Michael R. Jones**, a married man (herein referred to as Grantor) does grant, bargain, sell and convey unto **Paul J. McCarthy** and **Christina McCarthy** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A certain lot in the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South Range 3 West, more specifically described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 3 West and run West 665 feet; thence North 105 feet to the point of beginning; thence continue North 105 feet; thence East 155 feet; thence South 105 feet; thence West 155 feet to the point of beginning; being situated in Shelby County, Alabama.

This property is not the homestead of the Grantor, nor the homestead of the Grantor's spouse.

\$73,600.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 23rd day of March, 2012.

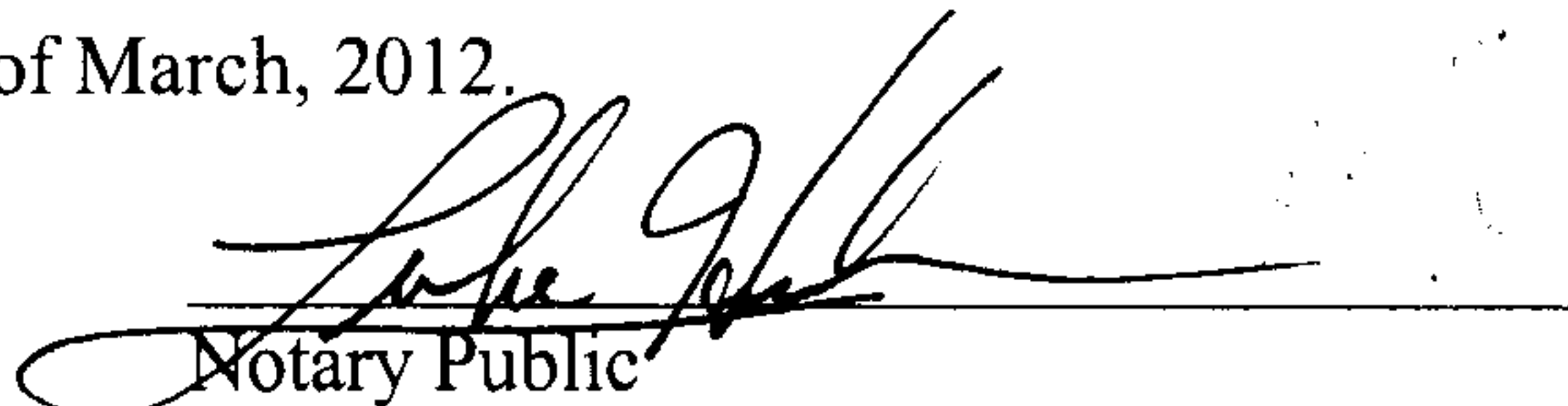


Michael R. Jones

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Michael R. Jones**, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Michael R. Jones executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of March, 2012.



Notary Public

My Commission Expires: 7-26-12