

(Name) James C. Traywick, Jr.

This instrument was prepared by

(Address) 1252 David Drive
Pelham, Alabama 35124

(Name) Dale Corley, Attorney

(Address) 2100 Sixteenth Avenue, South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY EIGHT THOUSAND AND NO/100 (\$28,000.00) DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John A. Frommer and wife, Marsha A. Frommer

(herein referred to as grantors) do grant, bargain, sell and convey unto

James C. Traywick, Jr. and wife, Sandra S. Traywick

(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 26, Block 1, according to the amended map of Brookfield, Third Sector, as
recorded in Map Book 6, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way,
limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance
of that certain mortgage to Johnson and Associates Mortgage Company in the amount of
\$39,400.00 dated November 20, 1975 and recorded in Mortgage Book 350 Page 547; said mortgage
was assigned to Federal National Mortgage Association in Misc. Book 15 Page 742.

\$10,000.00 of the above recited purchase price was paid from a second mortgage back to the
herein grantor.

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, we have hereunto set OUR hand(s) and seal(s), this 16th

day of May, 19 83.

WITNESS:

STATE OF ALA. SHELBY CO.

IDENTITY THIS
DEED WAS FILED

(Seal)

1983 MAY 18 AM 10:02

(Seal)

See #431-276

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

John A. Frommer

(Seal)

Marsha A. Frommer

(Seal)

Marsha A. Frommer

(Seal)

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John A. Frommer and wife, Marsha A. Frommer
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 16th day of May, A.D., 19 83

Corley, Marcus

My Commission Expires: 9 7 83

Notary Public

BOOK 347 PAGE 252