

(Name) John B. Pietron

(Address) 5259 Birdsong Road
Birmingham, Alabama 35243

This instrument was prepared by

867

(Name) Jack R. Thompson, Jr.

(Address) 2220 Highland Ave. South Birmingham, Ala. 35255

Form 1-17 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Six Thousand Eight Hundred Eighty and No/100----(\$86,880.00)Dollars

to the undersigned grantor, HDH Construction Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

John B. Pietron and wife, Kathleen F. Pietron

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama to-wit:

Lot 67, according to the survey of Sunny Meadows, 2nd Sector, as recorded in
Map Book 9 page 1 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1985.

Building setback line of 35 feet reserved from Birdsong Road as shown by plat.

Public utility easements as shown by recorded plat, including 5 foot easement
on the Northwest and Southerly sides.

Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 57 page 608 in Probate Office.

Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book
57 page 705 and covenants pertaining thereto, as rec. in Misc. Book 57, page 704.

Right of way granted to Alabama Power Company as recorded in Real Volume 1 page
366 in Probate Office.

\$57,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harry D. Horton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of November 19 84
HDH CONSTRUCTION COMPANY, INC.

ATTEST:

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

STATE OF ALA. SHELBY CO. Harry D. Horton
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 19 AM 9:47

I, the undersigned Thomas A. Woodward, Jr. a Notary Public in and for said County in said
State, hereby certify that Harry D. Horton JUDGE OF PROBATE
whose name as President of HDH Construction Company, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 14th day of November 19 84

Cracke Woodward Thompson

Notary Public

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Deed TAX 30.00
Rec 2.50
Ind 1.00
33.50