

SEND TAX NOTICE TO:

(Name) Paul H. Ellis
2928 D Columbiana Road
(Address) Birmingham, Alabama 35216

This instrument was prepared by

(Name) Larry R. Newman, Attorney at Law

(Address) 604 38th Street South, Birmingham, Alabama 35222

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eight Thousand Seven Hundred Fifty and No/100 Dollars

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

Paul H. Ellis and Debra E. Ellis
(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 12, Block 2, according to Walington Developers, Inc. Addition
to Southwind Subdivision, First Sector, as recorded in Map Book 8, page
128, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Subject to: 1) taxes for the years 1987 and thereafter; 2) building
setback line of 35' reserved from Shelby County Highway 264 as shown
by plat; 3) public utility easements as shown by recorded plat, in-
cluding a 10' easement on the west and south sides; 4) restrictions,
covenants and conditions as set out in instrument recorded in Misc.
Book 52, page 100 in Probate Office; 5) easement to Alabama Power Company
as shown by instrument recorded in Deed Book 350, page 961 in Probate
Office; and 6) agreement with Alabama Power Company as to underground
cables recorded in Misc. Book 52, page 188, and covenants pertaining
thereto recorded in Misc. Book 52, page 192 in said Probate Office.

\$7,000.00 of the purchase price recited herein was paid with the proceeds
of a mortgage loan closed simultaneously herewith.

150-131

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of September 19 87.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Secretary

Walington Developers, Inc.
By Wayne P. Walton
President

STATE OF Alabama
COUNTY OF Jefferson

1987 SEP -9 AM 11:11
JUDGE OF PROBATE

1. Court Tax 2.00
2. Notary Fee
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL \$5.50

I, the undersigned authority
State, hereby certify that Wayne P. Walton
whose name as President of Walington Developers, 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 4th day of September 19 87.

Larry R. Newman
Larry R. Newman
Notary Public