

This instrument was prepared by

(Name) Anthony D. Snable, Attorney

(Address) 2700 Highway 280 South, Suite 101
Birmingham, Al 35223

John E. Townsend and
Send Tax Notice To: Alison W. Townsend
name
5287 Jameswood Lane
address
Birmingham, Al 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John E. Townsend and wife, Alison W. Townsend

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

John E. Townsend and Alison W. Townsend

(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 43, according to the Map and Survey of Jameswood, Third Sector, as recorded in
Map Book 11, Page 109, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year, 1993.
2. Easements, restrictions and reservations of record.

This conveyance is made for for purpose of establishing a joints tenancy with right of
survivorship in the grantees named herein.

Inst # 1992-26229

11/09/1992-26229
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 7.50

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 19th
day of October, 19 92

WITNESS:

(Seal)

(Seal)

(Seal)

John E. Townsend (Seal)
John E. Townsend
Alison W. Townsend (Seal)
Alison W. Townsend

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John E. Townsend and wife, Alison W. Townsend
whose names 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 19th day of October, A. D., 19 92

Anthony D. Snable
Notary Public.

MY COMMISSION EXPIRES: 10-21-95