

SEND TAX NOTICE TO:

Charles S. Neilson, Jr. and  
(Name) Donna J. Neilson  
4112 Kesteven Drive  
(Address) Birmingham, AL 35242

This instrument was prepared by  
Clayton T. Sweeney  
(Name) CORLEY, MONCUS & WARD, P.C.  
2100 SouthBridge Parkway, Suite 650  
(Address) Birmingham, AL 35209

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Fifty-nine Thousand Nine Hundred and 00/100-----Dollars

to the undersigned grantor, Hyman & Leigh Homes, 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

Charles S. Neilson, Jr. and wife, Donna J. Neilson  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama

Lot 211, according to the Survey of Brook Highland, Sixth Sector, Fourth  
Phase, as recorded in Map Book 15, page 106, in the Probate Office of  
Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due  
and payable until October 1, 1993.  
Existing easements, restrictions, set-back lines and limitations  
of record.

\$ 220,900.00 of the consideration was paid from the proceeds of  
a mortgage loan closed simultaneously herewith.

Inst # 1992-31175

12/28/1992-31175  
07:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 45.50

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 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 Vice- President, W. Lindsay Walker  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of December 19 92

ATTEST:

Hyman & Leigh Homes, Inc.

By W. Lindsay Walker  
W. Lindsay Walker Vice- President

STATE OF Alabama }  
COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said  
State, hereby certify that W. Lindsay Walker  
whose name as Vice- President of Hyman & Leigh Homes, 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 21st day of December 19 92

My commission expires: 5/29/95

[Signature]  
Notary Public