

SEND TAX NOTICE TO:

David V. Duffner
(Name) Jennie H. Duffner
2109 Cameron Circle
(Address) Birmingham, AL 35242

Inst # 1993-18444

This instrument was prepared by

(Name) Clayton T. Sweeney
2700 Highway 280 East, Suite 150E
(Address) Birmingham, AL 35223

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 Eighty Thousand and 00/100-----Dollars

to the undersigned grantor, Drennen-Ward Construction, 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

David V. Duffner and Jennie H. Duffner
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama

Lot 10, according to the Survey of St. Ives at Greystone, as recorded in
Map Book 15, page 70 A & B, 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.

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06/24/1993-18444
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 286.50

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 Secretary, Debra Ward
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of May 19 93

ATTEST:

Drennen-Ward Construction, Inc.

By Debra Ward Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said
State, hereby certify that Debra Ward
whose name as Secretary of Drennen-Ward Construction, 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 27th day of May 19 93

My commission expires: 5/29/95

Clayton T. Sweeney
Notary Public