

This instrument was prepared by

Send Tax Notice To: John C. Kappes

(Name) Larry L. Halcomb

name

5284 Birdsong Road

address

Birmingham, AL 35242

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$138,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Eugene Erwin Raughley, Jr. and wife, Katherine Dorsett Raughley

(herein referred to as grantors) do grant, bargain, sell and convey unto John C. Kappes and wife, Mary A. Kappes

(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 42, 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.

Subject to taxes for 1994.

Subject to restrictions, easements, right of way, agreement with Alabama Power
Company and 35 foot building line of record.

\$ 131,500.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

12/03/1993-38642
02:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 15.50

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 29th
day of November, 19 93.

(Seal)

(Seal)

(Seal)

Eugene Erwin Raughley, Jr. (Seal)
Katherine Dorsett Raughley (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Eugene Erwin Raughley, Jr. and wife, Katherine Dorsett Raughley
whose name(s) 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 29th day of November, A.D., 19 93

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994

Inst # 1993-38642