

SEND TAX NOTICE TO:

Ronald Coburn

(Name) Nina R. Coburn

1653 Wingfield Drive

(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Clayton T. Sweeney, Atty.

2700 Highway 280 East, Suite 150E

(Address) Birmingham, Alabama 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 NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS

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

Ronald Coburn and Nina R. Coburn

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Lot 932, according to the Survey of Brook Highland, 9th Sector, as
recorded in Map Book 17, Page 63, in the Probate Office of Shelby County,
Alabama. Mineral and mining rights excepted.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due
and payable until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of
record.

\$ 195,000.00 of the consideration was paid from the proceeds of
a mortgage loan closed simultaneously herewith.

Inst # 1993-38887

12/07/1993-38887
09:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 103.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Rodney McGinnis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of December 19 93

McGinnis Construction Company, Inc.

ATTEST:

By Rodney McGinnis
Rodney McGinnis President

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 Rodney McGinnis

whose name as President of McGinnis Construction Company, 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 6th

day of December 1993

My commission expires: 5/29/95

Clayton T. Sweeney

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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