

This instrument was prepared by

Send Tax Notice To: Kim N. Price

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

name
4112 Kesteven Drive
address
Birmingham, Alabama 35242

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 Two Hundred Seventy-Six Thousand and no/100---(\$276,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles S. Neilson, Jr. and wife, Donna J. Neilson

(herein referred to as grantors) do grant, bargain, sell and convey unto
Kim N. Price and Sally T. Price

(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 211, according to the Survey of Brook Highland, an Eddleman Community,
6th Sector, 4th Phase, as recorded in Map Book 15, Page 106, in the Probate
Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$248,400.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1994-24352
08/04/1994-24352
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 36.50

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 22nd
day of July, 19 94.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Charles S. Neilson, Jr. (Seal)
Donna J. Neilson (Seal)
Donna J. Neilson

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles S. Neilson, Jr. and wife, Donna J. Neilson
whose name s are 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 22nd day of July, A. D., 19 94
My commission expires: 4/21/96

William H. Halbrooks
Notary Public.