

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Robert O. McClellan
name
4611 Hollow Lane
address
Helena, AL 35080

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 THREE THOUSAND NINE HUNDRED AND NO/100-----
DOLLARS (\$103,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Stanton Hill and wife, Amelia Shea Hill

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert O. McClellan and wife, Jacqueline
H. McClellan

(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 13, in Block 5, according to the Survey of Plantation South, Third Sector,
Phase II, as recorded in Map Book 13, Page 89, in the Probate Office of Shelby
County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 1996.
Subject to restrictions, 50 foot building line, easements, and right-of-way,
of record.

\$ 103,425.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1996-02438

01/24/1996-02438
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.00

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 January, 19 96.

_____(Seal) James Stanton Hill _____(Seal)
James Stanton Hill
_____(Seal) Amelia Shea Hill _____(Seal)
Amelia Shea Hill
_____(Seal) _____(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
James Stanton Hill and wife, Amelia Shea Hill
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 22nd day of January, A.D., 1996.

My Commission Expires: January 23, 1998
Larry L. Halcomb Notary Public

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