

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35235-0187

Send Tax Notice to:

(Name) PATRICK JACOB ARMETTA
(Address) 2037 KING CHARLES PLACE
ALABASTER, ALABAMA 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**That in consideration of ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED AND NO/100THS(\$114,500) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
David L. McQueen and wife, Tina W. McQueen
(herein referred to as grantors), do grant, bargain, sell and convey untoPatrick Jacob Armetta and Angela Caroline Hamilton, singl individuals
(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 11, according to the Survey of Spring Gate, Sector One as recorded in Map
Book 18 page 31 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.\$ 108,750.00 of the above-recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1997-05354

02/20/1997-05354
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC3 14.50**THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.****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 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 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 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 13th
day of JANUARY, 19 96

WITNESS

_____(Seal)
_____(Seal)
_____(Seal)David L. McQueen (Seal)
Tina W. McQueen (Seal)
_____(Seal)**STATE OF ~~MISSISSIPPI~~ ALABAMA**
SHELBY County } **General Acknowledgment**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that David L. McQueen and wife, Tina W. McQueen, whose name 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 13th day of JANUARY, A.D., 19 96
9-5-99

My Commission Expires:

Notary Public

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