

SEND TAX NOTICE TO:

(Name) Geoff Tirone
5097 Meadowbrook Rd.
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 1-5 Rev. 5/82 #79/97
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred five thousand and no/100 (\$205,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lawrence R. Carter, Jr. and his wife Joyce A. Carter

(herein referred to as grantors) do grant, bargain, sell and convey unto
Geoff Tirone and Jody Tirone

(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 2, according to the amended Map and Survey of Meadow Brook, 7th Sector,
2nd Phase, as recorded in Map Book 9, Page 138, in the Probate Office of
Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$194,750.00 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

Inst. # 1997-29720

09/16/1997-29720
10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 19.00

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 12

day of September, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

Lawrence R. Carter, Jr. (Seal)
LAWRENCE R. CARTER, JR.
Joyce A. Carter (Seal)
JOYCE A. CARTER (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Lawrence R. Carter, Jr. and his wife Joyce A. Carter
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 12 day of September

A. D. 19 97

Aaron C. Cagle
Notary Public