

(Name) Charles H. Murray
112 Chestnut Forest Circle
(Address) Helena, Al. 35080

This instrument was prepared by

(Name) Patricia K. Martin, PC
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 1-13 Rev. 5/81
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 sixty-five thousand and no/100 (\$265,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Gregg R. Jackson, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles H. Murray and Lynn E. Murray

(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 20, according to the Survey of Chestnut Forest, as recorded in Map Book 22,
Page 98, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$212,000.00 of the above mentioned purchase price was paid for from a mortgage
loan which was closed simultaneously herewith.

Grantor is a married man, however, the property described herein is not the
homestead of the Grantor or his spouse.

Inst # 1999-30610

07/22/1999-30610
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CM 61.90

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, I have hereunto set my hand(s) and seal(s), this 15
day of July, 19 99

WITNESS

(Seal)

(Seal)

(Seal)

Gregg R. Jackson
GREGG R. JACKSON

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gregg R. Jackson, a married man
whose name 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 has executed the same voluntarily
on the day the same bears date.

(Given under my hand and official seal this 15 day of July A.D. 1999

Patricia K. Martin
Notary Public