

(Name) Weston E. Sisson, Sr.
1349 Whirlaway Circle
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Frank K. Bynum
2100-16th Avenue South
(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY THOUSAND TWO HUNDRED THIRTY NINE AND 94/100 (\$20,239.94) DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bryan K. Walters and wife, Sherrie C. Walters

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

Weston E. Sisson, Sr. and wife, Yevonne H. Sisson

(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 80, according to the Survey of Dearing Downs, First
Addition, as recorded in Map Book 6, Page 141, in the Office
of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the
unpaid balance of that certain mortgage to Engel Mortgage Company, Inc., as
recorded in Mortgage Book 371, Page 969, and assigned to Federal National Mortgage
Association by instrument recorded in Misc. Volume 24, Page 995.

BOOK 346 PAGE 764

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 ~~X~~(we) do for ~~myself~~ ^{XXXX}(ourselves) and for ~~my~~ ^{XX}(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~XXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~we~~ have a good right to sell and convey the same as aforesaid; that ~~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 21

day of March, 19 83

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 MAY -3 AM 8:39
Ded TAX (Seal)
Rev 26.50
Fund 1.50
53.00
JUDGE OF PROBATE (Seal)

Bryan K. Walters (Seal)
Sherrie C. Walters (Seal)
Sherrie C. Walters (Seal)

STATE OF KENTUCKY

BOONE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Bryan K. Walters and wife, Sherrie C. Walters
whose name s are signed to the foregoing conveyance, and who are 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 21 day of March, A. D., 19 83

My Commission Expires: 3-21-84

[Signature]
Notary Public.