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This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Three Thousand Nine Hundred and 00/100 DOLLARS
and the assumption of the mortgage recorded in Real Volume 378, Page 465, in the Probate
Office of Shelby County, Alabama.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Martin Buchman and wife, Candice C. Buchman

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

James D. Montague and Irma J. V. Montague

(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 39, according to the Amended map of Riverchase West, Dividing
Ridge, as recorded in Map Book 6, Page 108, in the Probate Office
of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and
mining rights, agreements, and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness
secured by the above mortgage.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 other-
wise 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 21st
day of June, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
Reed TAX 44.00
1.50
1.00
JUN 24 AM 9:43
46.50
J. H. HARRIS
JUDGE OF PROBATE

Martin Buchman (Seal)
Martin Buchman

Candice C. Buchman (Seal)
Candice C. Buchman

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Martin Buchman and wife, Candice C. Buchman
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 21st day of June A. D., 19 83