

SEND TAX NOTICE TO:

(Name) Ronald H. Mays

(Address) 2623 Tahiti Terrace
Alabaster, AL 35007

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Seven Thousand Five Hundred and no/100----- DOLLARS
and the assumption of the mortgage herein:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William E. Haynes and wife, Cheri Lynn Haynes

(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronald H. Mays and Pamela M. Mays

(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 18 in Block 7 according to the Survey of Southwind, Fourth
Sector as recorded in Map Book 7, page 97, in the Probate Office
of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

The mortgagees herein expressly assume and promise to pay
that certain mortgage to MortgageAmerica, Inc.
as recorded in Mtg Vol. 403, page 982,
in said Probate Office, according to the terms and
conditions of said mortgage and the indebtedness thereby
secured.

\$8,000.00 of the purchase price recited above was paid
from a second mortgage loan closed simultaneously herewith.

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 27th
day of October, 19 83

WITNESS:

Deed TAX 29.50 STATE OF ALA. SHELBY CO.
Rec 1.50 I CERTIFY THIS (Seal)
Ind 1.00 DOCUMENT WAS FILED (Seal)
32.00 1983 NOV -3 AM 9:23
117438-747 (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that William E. Haynes and wife, Cheri Lynn Haynes
whose names 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 27th day of October, 19 83

William H. Halbrooks
Notary Public.