

(Name) Paul O. Marus, Jr.
5143 Colonial Park Road
 (Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
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 EIGHTY SEVEN THOUSAND AND NO/100----- (\$87,000.00) DOLLARS

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

James E. Conway and wife, Tina N. Conway

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

Paul O. Marus, Jr. and wife, Sally B. Marus

(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 15, according to the Survey of Meadow Brook, Sixth Sector,
 as recorded in Map Book 8, Page 44, in the Office of the Judge
 of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$62,000.00 of the purchase price recited above was paid from mortgage loan closed simul-
 taneously 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 15th

day of December, 19 83

WITNESS:

Deed Tax 25.00 (Seal)
Rec 1.50
Ins 1.00
27.50 (Seal)

James E. Conway (Seal)
Tina N. Conway (Seal)

1983 DEC 20 AM 8:55 (Seal)

STATE OF ALABAMA
 JEFFERSON

44-115 440-878
 COUNTY Jefferson

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that James E. Conway and wife, Tina N. Conway
 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 15th day of December, A.D., 19 83.

Notary Public.