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(Name) Brian P. Wozniak
2412 Dalton Drive
 (Address) Pelham, AL 35124

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 ONE THOUSAND FIVE HUNDRED AND NO/100----- (\$81,500.00) DOLLARS

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

Bobby S. Young and wife, Maxine Young

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

Brian P. Wozniak and wife, Jeannie D. Wozniak

(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 299, according to the Survey of Chandalar South,
 Sixth Sector, as recorded in Map Book 7, Page 49, 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.

\$73,350.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

RECORDED AT SHELBY CO.
 I CERTIFY THIS
 DEED WAS FILED
See Mtg. 442-855
 1984 FEB -2 AM 8:52

Deed tax 8.50
Reg. 1.00
Sub. 1.00
11.00

Thomas P. Lawrence
 JUDGE OF PROBATE

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 31st

day of January, 19 84

WITNESS:

(Seal)

(Seal)

Bobby S. Young (Seal)
Maxine Young (Seal)

STATE OF ALABAMA
 JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby S. Young and wife, Maxine Young 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 SEAL OF OFFICE, this 31st

day of January, 19 84.