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This instrument was prepared by

(Name) Ken McIlvaine
3516 Meadowbrook Circle
(Address) Birmingham, Alabama 35243

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2100 - 16th Avenue, South
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FAI 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 ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100----- DOLLARS
(\$148,000.00)

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

Michael G. Zaden and wife, Sherrie G. Zaden

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

Ken McIlvaine and wife, Jane McIlvaine

(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 51, according to the Survey of Meadow Brook,
Second Sector, First Phase, as recorded in Map
Book 7, Page 65, 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.

\$133,000.00 of the purchase price recited above was paid from 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 1st

day of May, 19 84

WITNESS:

STATE OF ALABAMA

JEFFERSON COUNTY

NOTARY PUBLIC

17.50 (Seal)
1.50 (Seal)
1.00 (Seal)
17.50 (Seal)

Michael G. Zaden (Seal)
Sherrie G. Zaden (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Michael G. Zaden and wife, Sherrie G. Zaden
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 1st day of May, A.D. 19 84.

Frank K. Bynum
Notary Public

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