

This instrument was prepared by

(Name) LARRY L. HALCOMB
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HOMEWOOD, ALABAMA 35209

Send tax notice to:
Garrett R. Shaffer
5549 Parkside Drive
Birmingham, AL

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen thousand and no/100 (\$15,000.00) DOLLARS
and the assumption of the mortgage recorded in Volume 405, page 906, 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,

Ron M. Roberson and wife, Brenda C. Roberson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Garrett R. Shaffer and Kathleen Shaffer

(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 25, according to the Survey of Parkside, as recorded
in Map Book 7, page 136 in the Probate Office of Shelby
County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines, and right-of-ways of record.

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

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 June, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

1984 JUN 29 AM 8:23

(Seal)

(Seal)

(Seal)

Ron M. Roberson

Brenda C. Roberson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

Larry L. Halcomb

General Acknowledgment

_____, a Notary Public in and for said County, in said State,
hereby certify that Ron M. Roberson and wife, Brenda C. Roberson
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 27th day of June, A. D., 1984