

101
SEND TAX NOTICE TO:

(Name) David Allyn Geer

This instrument was prepared by

(Address) 5003 Applecross Road
Birmingham, AL 35243

(Name) Richard P. Carmody

(Address) 1700 First Alabama Bank Bldg, B'ham, AL 35203

Form 1-1-5 Rev. 5/72

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Eighty Five Thousand and NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
M. Kathy Peterson and husband, R. Dale Peterson

(herein referred to as grantors) do grant, bargain, sell and convey unto
David Allyn Geer and wife, Margie Royals Geer

(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 40, Block 2, according to the amended map of
Woodford as recorded in Map Book 8, Page 51, A,B, C, & D
in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Agreement with Alabama Power Company recorded in Misc. Vol. 38;
page 455 in said Probate Office
2. Restrictions recorded in Misc. Vol. 38, page 380 and Misc. Vol.
38, page 454, in said Probate Office.
3. 1984 taxes, a lien not yet due and payable

\$256,500 of the above-recited consideration was paid with the
proceeds of purchase money mortgages filed simultaneously herewith.

M. Kathy Peterson and Mary Kathy Peterson are one and the same
person.

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 25th

day of June, 1984

WITNESS: I CERTIFY THIS
451-669-451-675
1984 JUL - 3 AM 10:27

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

I, Billie Jean Wallace, a Notary Public in and for said County, in said State,
hereby certify that M. Kathy Peterson and husband, R. Dale Peterson
whose names they 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 25th day of June, A.D., 19 84

Lange, Simpson, et al
1700 First Ala. Bank Bldg.

Billie Jean Wallace

Notary Public.