

This instrument was prepared by

(Name) LARRY L. HALCOMB
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(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMewood, ALABAMA 35209

Send tax notice to:
Kimmy Gerald Whitten
1226 Southwind 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 Sixty seven thousand nine hundred and no/100 (\$67,900.00) DOLLARS

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

Larry Fred McDonald and wife, Deborah McDonald
(herein referred to as grantors) do grant, bargain, sell and convey unto
Kimmy Gerald Whitten and Sandra C. Whitten

(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 21, Block 3, according to the Survey of Southwind, First Sector, as recorded in
Map Book 6, page 72, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1984.

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

\$ 62,900.00 of the purchase price recited above was paid from a 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 OUR 29th
day of June, 19 84
have hereunto set hand(s) and seal(s), this

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

INSTRUMENT WAS FILED

(Seal)

8.50 1984 JUL 11 AM 8:12

(Seal)

451-955

Larry Fred McDonald

(Seal)

Larry Fred McDonald

Deborah McDonald

(Seal)

Deborah McDonald

(Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, Larry Fred McDonald and wife, Deborah McDonald, a Notary Public in and for said County, in said State,
hereby certify that are are
whose name 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 29th day of June, A. D., 19 84

Form 31-A

Larry L. Halcomb

Notary Public.

Alabama Federal My Commission expires 1/23/86