

(Name) Michael Roper & Janet K. Roper

(Address) 457-D Auburn Road
Pelham, Alabama 35080

This instrument was prepared by

(Name) This instrument prepared by
Walter Fletcher
2121 Highland Ave., So.
(Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/72

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-seven Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George P. Killorin and wife, Kathy Killorin

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

Michael Roper and wife, Janet K. Roper

(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 13, according to the Survey of Spring Garden Estates, Sector # 2,
as recorded in Map Book 5, page 12, in the Probate Office of Shelby County,
Alabama.

Subject to :

25' easement on rear as shown by recorded map.

Restrictions contained in Volume 245, page 297, in the Probate Office of
Shelby County, Alabama, and Volume 245, page 784 in the said Probate Office.

Easement to Alabama Power Company recorded in Volume 101, page 519 and Volume
180, page 288, in said Probate Office.

Also subject to current state, county, and city taxes.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG -1 AM 11:01

See Mtg 453-195
Thomas P. L. L. L. L.
JUDGE OF PROBATE

Deed tax 7800
Rec. 250
Ind. 100
8150

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 July 19 84

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that George P. Killorin and wife, Kathy Killorin

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 31st day of July A. D. 19 84

Walter Fletcher
Notary Public