

This instrument was prepared by
(Name) Nancy Allison
(Address) 800 North 19th Street, Bessemer, Alabama 35020

WARRANTY DEED-

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty and no/100 Dollars
and other good and valuable consideration.

A mortgage in the amount of \$30,000.00 recorded simultaneously herewith.
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

James E. Mulkin and wife, Jane W. Mulkin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Weaver Agency of Bessemer, Inc.
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Fraction "E" being the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Fraction "F" being the SE $\frac{1}{4}$ of
NW $\frac{1}{4}$, Fraction "M" being a fractional part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, all
being located in Fractional Section 21, Township 22 South, Range
1 West.

Less and except all of the mineral and mining rights, including
oil and gas. (Sellers are reserving the one-half ownership of
mineral rights they have.)

Subject to Agreement and Lease to the Anschutz Corporation covering
certain mineral interests, including, but not limited to oil, gas,
petroleum, sulphur and helium, as set out in Deed Book 330, Page
855, in Probate Office.

Subject to any easements or restrictions of record.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 20th
day of December, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 DEC 31 PM 12:04
JUDGE C. E. BOWEN, JR.
(Seal)

Rec. 250
Ind. 100
350 (Seal)

James E. Mulkin (Seal)
Jane W. Mulkin (Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James E. Mulkin and wife, Jane W. Mulkin
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of December, A. D., 1984.

Weaver Agency

NOTARY PUBLIC
MY COMMISSION EXPIRES 10-27-86