

(Name) Dale Corley, Attorney at Law(Address) 2100 16th Avenue South, Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE

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

Martha S. Foster, an unmarried woman

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

Ronald E. Jackson and Peggy D. Jackson

(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 39, Block 1, according to the Survey of Oak Mountain Estates, Sixth
Sector, as recorded in Map Book 5, Page 102, in the Probate Office of
Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights
of way, limitations, if any, of record.

\$1,750.00 of the above purchase price was paid from a second mortgage
loan closed simultaneously herewith.

And as part of the consideration, the herein Grantees expressly assume and
promise to pay that certain mortgage to Collateral Investment as recorded
in Mortgage Book 392, Page 957 in said Probate Office according to the
terms and conditions of said 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, I have hereunto set my hand(s) and seal(s), this 5thday of February, 19 85

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILEDDead Tax 12.50Rev 2.50Ind 1.0016.00

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(Seal)

(Seal)

(Seal)

Martha S. Foster

(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 Martha S. Foster, an unmarried woman
whose name is signed to the foregoing conveyance, and who is
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 5th day of February, A.D., 19 85

Notary Public.