

This instrument was prepared by

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(Name) Charles Bellsnyder

(Address) 6587 Quail Run Dr.

Helena, Al. 35080

(Name) James R. Moncus, Jr., Attorney

(Address) 1329 Brown Marx Tower, Birmingham, Al. 35203

Form 1-4-5 Rev. 5/82

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 One hundred thirty-two thousand and no/100 (\$132,000.00) DOLLARS

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

Joe H. Blackwell and his wife, Hazel A. Blackwell
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles R. Bellsnyder, Jr. and Tryphena Ann Bellsnyder
(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 20, according to the Survey of Quail Run, Phase 2 as recorded in
Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$92,000 of the above mentioned purchase price was paid for from a mortgage
loan which was closed simultaneously herewith.

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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 29

day of March, 1985

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)

Grant TAX 40.00 INSTRUMENT WAS FILED (Seal)
Rec 2.50
Ind 1.00 1985 APR -2 AM 10:29 (Seal)
4 3.50 (Seal)

Joe H. Blackwell (Seal)
JOE H. BLACKWELL
Hazel A. Blackwell (Seal)
HAZEL A. BLACKWELL (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Joe H. Blackwell and his wife, Hazel A. Blackwell
whose names 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

29 day of March, A.D. 1985

Notary Public.