

Send to office to:
Keith D. Watlington
5446 Dover Cliff Circle
Birmingham, AL 35243

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMWOOD, ALABAMA 35206

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$ 128,800.00)

That in consideration of One hundred twenty-eight thousand eight hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joe Curtis Turpin, Jr. and wife, Shirley Ann Turpin

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

Keith D. Watlington and Mary C. Watlington

(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 24, according to the survey of Meadow Brook, 12th Sector, as recorded in
Map Book 9, page 27 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.
Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, easements, building lines and agreement with Alabama Power
Company of record.

\$ 115,900.00 of the purchase price was paid from the proceeds of 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 ~~K~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~K~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~K~~(we) have a good right to sell and convey the same as aforesaid; that ~~K~~(we) will and ~~our~~ (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 10th
day of June, 1985

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

1985 JUN 14 AM 11:32

Seed tax - 13.00
Rec 250
(Seal) 1.100
(Seal) 6.50

Joe Curtis Turpin, Jr. (Seal)

Shirley Ann Turpin (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Joe Curtis Turpin, Jr. and wife, Shirley Ann Turpin
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 10th day of June, A.D., 1985