

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Ruth S. Capra

601 Vestavia Parkway, Suite 270

(Address) Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-nine thousand four hundred sixty-five and 99/100---- DOLLARS

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

Mary G. Barr, unmarried

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

Jerry D. Shivers and wife, Constance M. Shivers

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

4635 Wooddale Lane, Birmingham, AL 35244, otherwise described as:
Lot 23, Block 2, according to the Wooddale Third Sector, as recorded
in Map Book 5, page 133, in the Probate Office of Shelby County,
Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights-of-way recorded.

\$34,465.99 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

\$25,000.00 of the purchase price recited above was paid from a
purchase money mortgage loan closed simultaneously herewith.

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

1985 JUL -2 AM 9:08

Thomas G. Shivers
JUDGE OF PROBATE

*Deed Tax 10.00
2.00
9.00
13.50*

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 21st
day of June, 1985.

WITNESS:

(Seal)

Mary G. Barr

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Ruth S. Capra, a Notary Public in and for said County, in said State,
hereby certify that Mary G. Barr

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
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 21st day of June, A. D., 1985

Ruth S. Capra
commission expires 12-4-88 Notary Public.

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