

This instrument is prepared by

(Name) Courtney H. Mason, Jr.
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This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Nine Thousand One Hundred and no/100th (\$9,100.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David H. Derbyshire, an unmarried man, and John Daniel Biro, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Leon Tsimpides and wife, Carol A. Tsimpides

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot 4, Block E, according to the Amended Map of Fox Haven, First Sector, as
shown by survey recorded in Map Book 7 page 86, in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise
to pay that certain mortgage to Engel Mortgage Company, Inc. as recorded in
Mortgage Book 393, Page 220; which said mortgage was assigned to Federal
National Mortgage Association is Misc. Book 31 page 691, in the Probate Office
of Shelby County, Alabama, according to the terms and conditions of said
mortgage and the indebtedness thereby secured.

Grantees' Address: 2605 Vixen Street, Helena, Alabama 35080

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 1st
day of August, 1985

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED
1985 AUG - 5 AM 9:30
STATE OF ALABAMA SHELBY CO. DEED TAX - 9.50
Rec 280
Ind 1.00
DAVID H. DERBYSHIRE (Seal)
JOHN DANIEL BIRO (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that David H. Derbyshire, an unmarried man, and John Daniel Biro, an unmarried man
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 1st day of August, 1985 A. D.

