

This instrument was prepared by

(Name) J. R. Moncus Jr. Attorney

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

(Address)

Form 1-5 Rev. 4-82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fourteen Thousand and no/00 DOLLARS
and other good and valuable consideration.

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

John Kendall Eppes, Jr. and wife Sunny R. Eppes

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

Michael E. Kelley and Debra K. Kelley

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

Shelby County, Alabama to-wit:

Lot 11, according to the Map of Indian Valley, third Sector
as recorded in Map Book 5 page 97 in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted and

Subject to: All easements restrictions rights of way of record
and subject to a certain Mortgage from John Arthur Pinkerton and
Carol L. Pinkerton to Engle Mortgage Company, Inc. dated March
8, 1974, and recorded in Mortgage Book 337 page 618; which
mortgage was assigned to Federal National Mortgage Association
in Misc. Book 7 page 704, which the grantees herein agree to
assume and pay according to the terms and tenure thereof.

Subject to: That certain purchase money mortgage from Grantees to Grantors
in the amount of \$38,350 which was closed simultaneously herewith and which
is second and subordinate to the first mortgage recited above.

041 PAGE 949
BOOK

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 life
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;
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 GRANTEEES, 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 GRANTEEES, 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 17

September 85

day of 19

WITNESS OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP 20 AM 9:50

Deed Tax 14.00
Rec. 250 (Seal)
Ind. 100
1750 (Seal)

(Seal)

John Kendall Eppes, Jr.
John Kendall Eppes, Jr. (Seal)

Sunny R. Eppes

(Seal)

James R. Moncus

JUDGE OF PROBATE
STATE OF ALABAMA
Jefferson COUNTY }

(Seal)

I, James R. Moncus, a Notary Public in and for said County, in said State,
hereby certify that John Kendall Eppes, Jr and Sunny R. Eppes, his wife
whose name 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

17 day of

September

A. D. 1985

James R. Moncus
Notary Public