

SEND TAX NOTICE TO:

(Name) Robert E. Ralston
6147 Valley Station Drive
(Address) Birmingham, Al 35244

This instrument was prepared by 347

(Name) Dale Corley, Attorney
2100 16th Avenue So.
(Address) Birmingham, Al 35205

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Six Thousand Six Hundred and No/100 (\$106,600.00) Dollars

to the undersigned grantor, Burton Construction Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Robert E. Ralston and Janice D. Ralston
(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 53, according to the survey of Quail Run, Phase III, as recorded
in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama;
Mineral and mining rights excepted.

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

\$76,000.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

BOOK 051 PAGE 726

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of November 19 85.

APPROX: Deed Tax 31.00
Rec 2.50
Jud 1.00
34.50

BURTON CONSTRUCTION CO., INC.

G.E. Burton
President

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALABAMA, SHELBY CO. By
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 DEC -5 PM 12:17

I, Thomas A. Shanderson
a Notary Public in and for said County in said
State, hereby certify that
whose name as President of Burton Construction Co., Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 27th day of November 19 85.

Notary Seal: THOMAS A. SHANDERSON, Notary Public, State of Alabama, My Comm. Expires 12/31/86