

SEND TAX NOTICE TO:

(Name) Michael K. Balius

60 Maple Street

(Address) Maylene, AL 35114

This instrument was prepared by

(Name) m H. Halbrooks, Attorney

(Address) Suite 820 Independence Plaza

FM No. 107183, AL 35209

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 Eight Thousand One Hundred Sixty Five & no/100----- DOLLARS

And the assumption of the mortgage herein:
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Hurley A. Spinks, Sr. and wife, Barbara K. Spinks

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

Michael K. Balius and Cynthia M. Balius

(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 60, according to the Map and Survey of Woodland Hills,
1st Phase, 4th Sector, as recorded in Map Book 6, page 26,
in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly
assume and promise to pay that certain mortgage to Mortgage
America, Inc as recorded in Real Vol. 400, page 361 and
assigned to FNMA as recorded in Misc Book 34, page 680, in
said Probate Office according to the terms and conditions of
said mortgage and the indebtedness thereby secured.

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 (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 28th
December 85
day of 19

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

1986 JAN -3 PM 1:37 (Seal)

(Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Hurley A. Spinks, Sr. and wife, Barbara K. Spinks
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. 28th December 85

Given under my hand and official seal this day of December 85 A. D., 19