

SEND TAX NOTICE TO:

(Name) Fred and Gloria Nelson
2441 Osceola Circle
(Address) Birmingham, Alabama 35244

This instrument was prepared by

884

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

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

TWENTY-NINE THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100's-----

to the undersigned grantor, HAVENWOOD PARK, 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

FRED A. NELSON, JR. AND GLORIA A. NELSON

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

Lot 17, Block 1, according to a survey of Havenwood Park, First Sector, as recorded in
Map Book 9, Page 123, in the Shelby County Probate Office.

Mineral and mining rights excepted.

35-foot building set back line from Dovecote Circle as shown on recorded map.

10-foot utility easement over the West side and 5-foot utility easement over the
South side of said lot as shown on recorded map.

Restrictions as shown on recorded map.

Restrictive covenants as recorded in Real Record 052, Page 148, in the Shelby County
Probate Office.

Transmission line permit to Alabama Power Company as recorded in Deed Book 102,
Page 53, in the Shelby County Probate Office.

Permit to Alabama Power Company as recorded in Real Record 052, page 144, in the
Shelby County Probate Office.

Agreement for Underground Distribution with Alabama Power Company, recorded in Real
Record 060, Page 741, in the Shelby County Probate Office.

Easements as to underground cables recorded in Real Record 060, Page 744, in the
Shelby County Probate Office.

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 President, EMMETT W. CLOUD
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of February 1986

ATTEST

HAVENWOOD PARK, INC.

By Emmett W. Cloud President

STATE OF ALABAMA
COUNTY OF SHELBY

NOTARY

1986 APR 14 AM 11:18

State, hereby certify that

whose name as EMMETT W. CLOUD
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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 25th

day of February 19 86.

Corley Mousus

Theresa A. Tkacik
My Commission Expires September 9, 1989 Notary Public

BOOK 067 PAGE 833

Deed TAX 29.50
Rec 2.50
Sud 1.00
33.00