

This instrument was prepared by

1481

Send Tax Notice To: Barbara J. Clavenna and Shirley A. Ware
name 6000 Stone Lane
address Birmingham, AL 35243

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3812 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36208

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty thousand and no/100 (\$ 150,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joe Curtis Turpin, Jr. and wife, Shirley A. Turpin

(herein referred to as grantors) do grant, bargain, sell and convey unto
Barbara J. Clavenna and Shirley A. Ware

(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 27, according to the Map and Survey of Southern Pines, 5th Sector, as recorded in
Map Book 9, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1986.

Subject to restrictions, rights of way, building lines and easements of record.

\$ 110,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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 ~~we~~ do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~we~~ (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 ~~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 20th
day of May 1986

STATE OF ALA. SHELBY CO., 19

WITNESS: I CERTIFY THIS
INSTRUMENT WAS FILED

Deed TAX 40.00 1986 MAY 22 PM 12:40 (Seal)

Rec 2.50 (Seal)

Jud 1.00 (Seal)

43.50 JUDGE OF PROBATE (Seal)

Joe Curtis Turpin, Jr. (Seal)
Shirley A. Turpin (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Joe Curtis Turpin, Jr. and wife, Shirley A. Turpin
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.

Given under my hand and official seal this 20th day of May