

This instrument was prepared by

Send Tax Notice To: Mr. James E. Leavitt

(Name) Lamar Ham

name

723 Second Avenue NW

address

Alabaster, AL 35007

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Six Hundred Fifty and 00/100----- DOLLARS
and the assumption of the mortgage recorded in Book 371 page 519 in the Probate
Office of Shelby County, Alabama
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joe L. Broadhead and wife, Elizabeth L. Broadhead

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

James E. Leavitt and Kelly J. Leavitt

(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 5 and 6, Block 3, according to Alabaster Gardens as recorded in Map Book
3, page 156, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights
and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness
secured by the above mortgage.

\$10,000.00 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 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 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 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

day of May, 1986

WITNESS: I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUN -2 AM 10:14

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Joe L. Broadhead

Elizabeth L. Broadhead

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Joe L. Broadhead and wife, Elizabeth L. Broadhead

whose name s are 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 28th day of May, A. D., 19 86