

This instrument was prepared by

(Name) ✓ Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: William T. Carlson, Jr.

name
3321 Shetland Trace

address
Birmingham, AL 35243

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Eleven Thousand Five Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Dallas G. Kelly, an unmarried man and Arleen K. Kelly, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

William T. Carlson, Jr. and Debra W. Carlson

(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 11, Block 9, according to the survey of Kerry Downs, a Subdivision of Inverness
Book 5 pages 135 and 136 in the Probate Office of Shelby County, Alabama.

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

\$105,900.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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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 2nd
day of February, 1987

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
1987 FEB -6 PM 1:52 (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
Jefferson COUNTY

Dallas G. Kelly (Seal)
Dallas G. Kelly (Seal)
Arleen K. Kelly (Seal)
Arleen K. Kelly

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Dallas G. Kelly, an unmarried man and Arleen K. Kelly, an unmarried woman
whose names 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 2nd day of February, A. D., 1987