

This instrument was prepared by

Send Tax Notice To: James A. Brennan
name(Name) Dale Corley
(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 352051204 Southwind Drive
address Helena, Alabama 35080

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 Seventy-Five Thousand and no/100 DOLLARS

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

Tuskin J. Caldwell, III and wife, Jan S. Caldwell

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

James A. Brennan and wife, Velma Brennan

(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 55, according to the Survey of Dearing Downs, 1st
Addition, as recorded in Map Book 6, Page 141, in the
Probate Office of Shelby County, Alabama; Situated in
the Town of Helena, Shelby County, Alabama.Subject to existing easements, restrictions, set back
rights of way, limitations, if any, of record.

BOOK 143 PAGE 971

1. Deed Tax \$ 4.00
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 7.50
TOTAL 15.00

\$71,250.00 of the purchase price recited above was paid from
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 19th
day of May, 1987.

WITNESS:

Rosemary M. Coe (Seal)
Robert Moore (Seal)
Delia Gledys Brant (Seal)

Tuskin J. Caldwell, III (Seal)
Jan S. Caldwell (Seal)

STATE OF ALABAMA Arkansas
Lawless COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Tuskin J. Caldwell, III and wife, Jan S. Caldwell
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 19th day of May, A. D., 1987

My Commission Expires:

Form 31-A

August 13, 1993

Margie L. Whittier
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 AUG -4 PM 2:39

Thomas A. Lawrence
JUDGE OF PROBATE