

This instrument was prepared by

106

Send Tax Notice To: Barry R. Montgomery
name 107 Cedar Cove Lane
Pelham, Al. 35124
address

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216

RE 217-87
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 Ninety-eight thousand and no/100 (\$98,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Randolph C. Jorgensen and his wife Sandra W. Jorgensen

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

Barry R. Montgomery and Thea R. Montgomery

(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 4, Block 3, according to the Survey of Cedar Cove, Phase I
as recorded in Map Book 9, page 53 in the Probate Office of
Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$57,000 of the above mentioned purchase price was paid for from
a mortgage loan which was closed simultaneously herewith.

1. Deed Tax \$ 41.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 44.50

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 30
day of November, 19 87

WITNESS:

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

1987 DEC -2 AM 9:14

STATE OF ALABAMA
Jefferson COUNTY

Randolph C. Jorgensen (Seal)
RANDOLPH C. JORGENSEN
Sandra W. Jorgensen (Seal)
SANDRA W. JORGENSEN (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Randolph C. Jorgensen and his wife Sandra W. Jorgensen
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30 day of November A. D., 19 87

Lessee C. J. R.
Notary Public