

Send Tax Notice:
Danny R. McMullen
1415 Sequoia Trail
Alabaster, AL 35007

This instrument was prepared by

(Name) Dale Corley
(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 35205 752

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 Five Hundred and No/100----- DOLLARS

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

Richard Keelan Nelson, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Danny R. McMullen and wife, Barbara G. McMullen
(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 32, according to the survey of Navajo Hills, Seventh Sector,
as recorded in Map Book 7, Page 95, in the Probate Office of Shelby County,
Alabama, being situated in Shelby County, Alabama/

BOOK 183 PAGE 772

Subject to current taxes, easements, and restrictions, if any, of record.

\$77,500.00 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, I have hereunto set my hand(s) and seal(s), this 3rd
day of April, 1988.

WITNESS:

Larouana Anthony (Seal)

Richard Keelan Nelson (Seal)
Richard Keelan Nelson (Seal)

1. Deed Tax 3.21.00

STATE OF ALA. SHELBY CO.

2. Mfg. Tax

I CERTIFY THIS

3. Recording Fee 2.50

INSTRUMENT WAS FILED

4. Indexing Fee 1.00

88 MAY 10 PM 12:48

STATE OF ALABAMA

Jefferson COUNTY

24.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Richard Keelan Nelson, an unmarried man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 3rd day of May, A. D., 1988

Jeffrey A. Adkins
Notary Public