

This instrument was prepared by

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216
017/89

Send Tax Notice To: K. Hunter Hall
name 1426 Winterhaven Dr.
Alabaster, Al. 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-eight thousand and no/100 (\$68,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gregory G. Biggs and his wife Lynda Biggs

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

Kevan Hunter Hall and Lisa P. Hall

(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 33, Block 2, according to the Survey of Bermuda Hills,
Second Sector, Fourth Addition, as recorded in Map Book 9,
page 78 in the Probate Office of Shelby County, Alabama.

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

\$63,525.00 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

1. Doc. Tax \$ 4.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.00

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 15th
day of February, 19 89

WITNESS:

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

89 FEB 20 AM 9:33

Frederick H. Stalford, Jr.
JUDGE OF PROBATE

Gregory G. Biggs (Seal)
GREGORY G. BIGGS
Lynda Biggs (Seal)
LYNDA BIGGS (Seal)

STATE OF ~~ALABAMA~~ / Maryland
BALTIMORE COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said State,
hereby certify that Gregory G. Biggs and his wife Lynda Biggs
whose name s are signed to the foregoing conveyance, and who are known to me, and who have acknowledged before me
on this day, that, being informed of the contents of the conveyance they have
on the day the same bears date.

Given under my hand and official seal this 15th day of February

My commission expires 8-1-90

