

This instrument was prepared by LARRY L. HALCOMB
(Name) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMWOOD, ALABAMA 35891

Send Tax Notice To: John W. Fuqua
name
3724 Keswick Circle
address
Birmingham, Alabama 35242

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Two Hundred Nine Thousand and no/100 (\$209,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Douglas L. Acton and wife, Gail M. Acton
(herein referred to as grantors) do grant, bargain, sell and convey unto

John W. Fuqua and Frances E. Fuqua
(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 25, according to the Map and Survey of Meadowbrook, 5th Sector, 3rd Phase,
as recorded in Map Book 10, Page 27 a & b, in the Probate Office of Shelby
County, Alabama.

Minerals and mining rights, including release of damages, excepted.

Subject to taxes for 1989.

Subject to restrictions, building lines, easements, agreement with Alabama Power Company
and terms, agreements and rights of way to Alabama Power Company of record.

\$ 177,000.00 of the purchase price recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

1. Deed Tax 6 32.00
2. Mtg Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 36.50

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 5th
day of May, 19 89.

WITNESS:
STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
89 MAY 11 PM 1:00
JUDGE OF PROBATE

Douglas L. Acton (Seal)
Gail M. Acton (Seal)
Gail M. Acton (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Douglas L. Acton and wife, Gail M. Acton,
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 5th day of May A. D., 19 89

Larry L. Halcomb
Notary Public

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