

This instrument was prepared by

490

Send Tax Notice To: George C. Douglas, Jr.
name

(Name) Jones & Waldrop

2112 Crossridge Lane

(Address) 1009 Montgomery Highway

address Birmingham, Al. 3524

Birmingham,, Al. 35216

#110789

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One hundred twenty-five thousand and no/100 (\$125,000) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles W. Garrett and his wife Violet M. Garrett

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

George Capers Douglas, Jr. and Ann B. Douglas

(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 12, according to the Survey of Riverchase West-Dividing Ridge,
First Addition, as recorded in Map Book 7, Page 3, in the Probate
Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$123,200 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

1. Deed Tax \$ 2.00

2 Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 7.50

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 7
day of July, 19 89.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles W. Garrett
(Seal)

Violet M. Garrett
(Seal)

VIOLET M. GARRETT
(Seal)

STATE OF ALABAMA

Jeffers COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles W. Garrett and his wife Violet M. Garrett
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 7 day of July, A. D., 19 89

Jones & Waldrop

Aussan C. Clegg
Notary Public.