

1462

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

Send Tax Notice To: William Wesley Harrison
name Donna Louise Harrison
4701 Wooddale Lane
address Pelham, AL 35124

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Six Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James A. Benton, III and wife, Melanie W. Benton

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

William Wesley Harrison and Donna Louise Harrison

(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 10, according to the Survey of Chaparral, Second Sector, as reocrded
in Map Book 8, Page 142, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$100,582.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

BOOK 275 PAGE 316

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 (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 3rd
day of January, 1990.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
90 JAN 19 PM 3:08
(Seal)
JUDGE OF PROBATE
(Seal)

James A. Benton III (Seal)
James A. Benton, III

Melanie W. Benton (Seal)
Melanie W. Benton

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James A. Benton, III and wife, Melanie W. Benton
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 3rd day of January, A. D., 1990

William H. Halbrooks
Notary Public.