

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) 8512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

Send Tax Notice To: Stenson Biggs

name

5149 Selkirk Drive

address

Birmingham, Alabama 35242

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 Four Thousand & No/100 (\$94,000.00)-----DOLLARS

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

Robert J. Bruenn & wife, Elaine Bruenn

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

Stenson Biggs & Cathy B. Biggs

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby

County, Alabama to-wit:

a Subdivision of Inverness,
Lot 9, Block 1, according to the Survey of Selkirk, recorded in Map Book 6,
page 163, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to 10 foot Easement on North and 7½ foot Easement on South and Rear as shown by
recorded Map.

Subject to restrictions appearing of record in Misc. Volume 21, page 10, in the Probate Office
of Shelby County, Alabama.

Subject to agreement with Alabama Power Company recorded in Misc. Volume 21, page 377
in the Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company recorded in Misc. Volume 21,
page 376 in the Probate Office of Shelby County, Alabama.

The grantors do not warrant title to minerals and mining rights.

\$93,212.00 of the purchase price recited above was paid from the proceeds of 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, we have hereunto set our hand(s) and seal(s), this 5th

day of June, 19 91

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

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Robert J. Bruenn

(Seal)

Robert J. Bruenn

Elaine Bruenn

(Seal)

Elaine Bruenn

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

Larry L. Halcomb

hereby certify that Robert J. Bruenn & wife, Elaine Bruenn

whose name s are 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 June A. D., 19 91

Larry L. Halcomb

Notary Public