

1512
SEND TAX NOTICE TO:
Dean Facklis and
Maureen E. Facklis
(Name) 3009 Brook Highland Drive
Birmingham, AL 35242
(Address)

This instrument was prepared by
Clayton T. Sweeney
(Name) Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, AL 35209

Form TICOR 5400 1-84
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Thirty Nine Thousand and NO/100-----(\$239,000.00) Dollars

to the undersigned grantor, S & D Builders, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto Dean Facklis and Maureen E. Facklis

(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 137, according to the Survey of Brook Highland, an Eddleman Community,
6th Sector, 1st Addition, as recorded in Map Book 14, Page 71, in the Probate
Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable
until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$110,000.00 of the consideration was paid from the proceeds of a mortgage loan
closed simultaneously.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JUL 23 AM 10:08

1	Deed Fee	129.00
2	Notary Fee	2.50
3	Recording Fee	30.00
4	Search Fee	1.00
5	Transfer Tax	1.00
Total		163.50

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, R. Steve Jones
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July 1991

ATTEST:

S & D Builders, Inc.

By R. Steve Jones President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned
State, hereby certify that R. Steve Jones
whose name as President of S & D Builders, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st

day of July 1991

My Commission Expires: 5/29/95

[Signature]

Notary Public

CORLEY, MONCUS & WARD, P.C.