

SEND TAX NOTICE TO:

(Name) Stephen R. Janchus
1201 Sequoia Trail
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Gene W. Gray, Jr., Attorney at Law
2100 South Bridge Parkway, Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirteen Thousand Nine Hundred and No/100----- DOLLARS
(\$113,900.00) -----

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John R. Walker and Molly O. Walker

(herein referred to as grantors) do grant, bargain, sell and convey unto
Stephen R. Janchus and Barbara R. Janchus

(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 54, according to the Survey of Navaho Hills, Ninth Sector, as recorded in
Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama,
being situated in 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;
Easements, rights of way, set back lines, and restrictions of record.

\$ 102,500.00 of the consideration was paid from the proceeds of a
mortgage loan.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG 16 AM 9:24

JUDGE OF PROBATE

11 50
2 50
3 00
1 00
18 00

359 PAGE 181
BOOK

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 23rd

day of July, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

John R. Walker (Seal)
Molly O. Walker (Seal)
Molly O. Walker (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

hereby certify that John R. Walker and Molly O. Walker

whose name 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 23rd day of July, A.D. 19 91

Notary Public