

This instrument was prepared by

(Name) Jones & Waldrop
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216
#063/92

Send Tax Notice To: Keith Krininger

name
1590 ROYAL CT HELENA AL 35080
address

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

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty thousand and no/100 (\$50,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Scott Broome, Jr. and his wife Kathryn G. Broome

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

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 4, according to the Survey of Mountain Park, 3rd Sector as recorded in
Map Book 10, Page 13 in the Probate Office of Shelby County, Alabama.

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

391 PAGE 759
BOOK

1. Deed Tax	\$50.00
2. Mtg Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.75
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 56.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24

day of February, 19 92

WITNESS: STATE OF ALA. SHLDL. L.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

92 FEB 28 AM 11:41

(Seal)

JUDGE OF PROBATE

(Seal)

Scott Broome

(Seal)

Kathryn G. Broome

(Seal)

KATHRYN G. BROOME

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Scott Broome, Jr. and Kathryn G. Broome, husband and wife
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 24 day of February

A. D. 1992

Jesusan Clegg

Notary Public