

This instrument was prepared by
(Name) William H. Halbrooks, Atty
(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: S. Patrick Acton
name
130 Braxton Way
address
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED NINE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$109,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bryan C. Chauvin and wife, Rose Marie Chauvin

(herein referred to as grantors) do grant, bargain, sell and convey unto S. Patrick Acton and wife, Ruthie M. Acton

(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 85, according to the Amended Map of the Resurvey of the final plat of
Stratford Place, Phase III, as recorded in Map Book 14, Page 38, in the
Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$104,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

BOOK 395 PAGE 479

1. Deed Tax	\$ 5.50
2. Mig. Tax	\$ 8.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 12.00
Total	\$ 31.00

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 26th
day of February 19 92.

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

92 MAR 18 PM 2:27

(Seal)

(Seal)

(Seal)
JUDGE OF PROBATE

Bryan C. Chauvin (Seal)
Rose Marie Chauvin (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that
Bryan C. Chauvin and wife, Rose Marie Chauvin
whose name they 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 26th day of February A.D., 1992

William H. Halbrooks
Notary Public