

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: Noal Keith Sellers
name
2539 Willow Brook Circle
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 Two Hundred Two Thousand Five Hundred and no/100 (\$202,500.00)-----DOLLARS

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

Bill F. Hallmark and wife, Carol P. Hallmark,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Noal Keith Sellers and Terri B. Sellers
(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 17, according to the Survey of Willowbrook, as recorded in Map Book 11, Page 48,
in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to 35 foot building line as shown by recorded plat.

Subject to 10 foot easement along Northeasterly side as shown by recorded plat.

Subject to 40 foot easement increasing on Northerly side through rear portion of subject
property as shown by recorded plat.

Subject to covenants and restrictions as recorded in Volume 148, Page 366.

Subject to Agreement with Alabama Power Company as recorded in Volume 153, Page 604, in the
said Probate Office.

Subject to Restrictions to Alabama Power Company as recorded in Volume 153, Page 596, in
the said Probate Office.

Subject to release of damages as recorded in Volume 130, Page 936, in the said Probate Office.

Subject to Right of Way to Alabama Power Company as recorded in Volume 114, Page 144.

\$157,000.00 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 19th
day of May, 1992.

WITNESS:

(Seal)
Inst # 1992-09310

(Seal)

(Seal)
05/26/1992-09310

STATE OF ALABAMA CERTIFIED

Shelby County JUDGE OF PROBATE
Jefferson COUNTY
001 RCU 52.00

I, Larry L. Halcomb

hereby certify that Bill F. Hallmark and wife, Carol P. Hallmark,

whose name S 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 19th day of May A. D., 1992

Larry L. Halcomb

Notary Public.