

SEND TAX NOTICE TO:

Stanley John Viner
(Name) Brigitte B. Viner
4409 Ashington Circle
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, Alabama 35209

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA
COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FORTY NINE THOUSAND AND NO/100-----

to the undersigned grantor, PRECISION HOMEBUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Stanley John Viner and Brigitte B. Viner
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.

Lot 265, according to the Survey of Brook Highland, an Eddleman
Community, 6th Sector, 3rd Phase, as recorded in Map Book 15,
Page 105, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not due and
payable until October 1, 1992.

Existing easements, rights of way and restrictions of record.

\$ 195,000.00 of the consideration was paid from the proceeds of a
mortgage loan.

Inst # 1992-16749

08/11/1992-16749
04:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 60.50

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of August 19 92

ATTEST:

PRECISION HOMEBUILDERS, INC.

By

President

STATE OF Alabama
COUNTY OF JEFFERSON }

I, Gene W. Gray, Jr.

a Notary Public in and for said County is said

State, hereby certify that SAM BAKER

whose name as

President of PRECISION HOMEBUILDERS, 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 6th

day of August

19 92

Gene W. Gray, Jr.

Notary Public