

SEND TAX NOTICE TO:

(Name) Stephen J. Bartek, III
 (Name) Mary Jane Bartek
 (Address) 5400 Sunrise Drive
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

10-6-14-0-003-005

Form TITLE 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Thousand Five Hundred and 00/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Rodney R. Kremer and wife, Charla S. Kremer

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

Stephen J. Bartek, III and Mary Jane Bartek

(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 5, according to the Map and Survey of Sunny Meadows, 3rd Sector,
as recorded in Map Book 9, Page 91 A & B, in the Probate Office of
Shelby County, Alabama.

Subject to:

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

Existing easements, restrictions, set-back lines, limitations, of record.

\$117,450.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst. # 1992-23173

10/12/1992-23173
 02:59 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOA MCD 20.00

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 14th
day of September, 19 92.

WITNESS:

Barbara Jones (Seal)
DeLois G. Sterling (Seal)
Mary Alexander (Seal)

Rodney R. Kremer (Seal)
Charla S. Kremer (Seal)
Charla S. Kremer (Seal)

STATE OF ALABAMA
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Rodney R. Kremer and wife, Charla S. Kremer
whose name is 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 14th day of September, 19 92

Alice L. Jacobs
Notary Public
MY COMMISSION EXPIRES APRIL 1, 1993