

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. Craig S. Screws
(Address) 1206 Broken Bow Circle
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of NINETY THOUSAND AND NO/100ths (\$90,000.00) - - - - - DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joel F. Robertson, Jr. a single individual
(herein referred to as grantors) do grant, bargain, sell and convey unto
Craig S. Screws and wife, Angela V. Screws
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, the following described real estate situated in Shelby County,
Alabama to-wit:

Lot 51, according to the Survey of Navajo Hills, 7th Sector, as recorded in Map
Bok 7, Page 95, in the Probate Office of the Judge of Probate of Shelby County,
Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$72,000.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

Joel F. Robertson, Jr. is the surviving Grantee of that certain deed as recorded
in Deed Book 38 Page 504, the other Grantee, Agnes M. Robertson, having died on or
about the 1st day of May, 19 88.

Inst # 1992-25924

11/05/1992-25924
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 24.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th
day of October, 19 92

WITNESS

(Seal)

(Seal)

(Seal)

Joel F. Robertson, Jr. (Seal)
Joel F. Robertson, Jr. (Seal)

STATE OF ALABAMA
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Joel F. Robertson, Jr., a single individual
whose name 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 executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 30th day of October A.D. 19 92
10-23-93 Richard D. Mark
Notary Public