

SEND TAX NOTICE TO:

(Name) John Lontine
Kathleen C. Lontine
(Address) 4101 Kesteven Drive
Birmingham, AL 35242

This instrument was prepared by

(Name) Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
(Address) Birmingham, AL 35243

Form TITLE 5400 1-84

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

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy Four Thousand Five Hundred Seventy Eighty and 00/100 Dollars

to the undersigned grantor, T & T Quality Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
John Lontine and Kathleen C. Lontine

(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 155-A, according to a Resurvey of Lot 155 and Lot 226, Brook
Highland, an Eddleman Community, 6th Sector, 4th Phase, said Resurvey
recorded in Map Book 16, Page 87, in the Probate Office of Shelby
County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and
payable until October 1, 1993.
Existing easements, restrictions, set-back lines, limitations, if any,
of record.

\$110,000.00 of the consideration was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1992-30411

12/17/1992-30411
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 71.50

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Barry J. Turpin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of December 19 92

ATTEST:

T & T Quality Homes, Inc.

By Barry J. Turpin
Barry J. Turpin, Vice President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned
State, hereby certify that Barry J. Turpin a Notary Public in and for said County in said
whose name as Vice President of T & T Quality Homes, 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 9th day of December 19 92

Richard T. Davis
Notary Public