

This instrument was prepared by

Send Tax Notice To: RODNEY E. BATES
name 101 Mallard Pointe Drive
Pelham, AL 35124
address

(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED & NO/100(\$134,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES M. SPANN, JR. and wife, KAREN O. SPANN

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

RODNEY ERIC BATES & wife, BARBARA ANNE BATES

(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 45, according to the Survey of Mallard Pointe Subdivision, as recorded
in Map Book 10 page 70, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any.

\$ 128,150.00 of the purchase price of the property described herein
has been paid by the proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1993-00431

01/06/1993-00431
02:04 PM CERTIFIED

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 31st
day of December, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

JAMES M. SPANN, JR. (Seal)
KAREN O. SPANN (Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that JAMES M. SPANN, JR. and wife, KAREN O. SPANN
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 31st day of December, A. D., 19 92

[Signature]
Notary Public.
My Commission Expires: 11-25-95