

617345

REAL 895 PAGE 907

SEND TAX NOTICE TO:

(Name) Mr. Gerald Dennis O'Brien

(Address) 3525 Belmont RD

B'ham, AL. 35218

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Thirty Five Thousand and 00/100---(\$35,000.00) DOLLARS

to the undersigned grantor, Quaker Square Development Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
Gerald Dennis O'Brien and Jeannene O'Brien
(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 2, according to the Survey of Stonebrook, as recorded in Map Book 15, page 114
in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

This deed is being re-recorded in the Shelby County Courthouse.

STATE OF ALA. JEFFERSON CO.
RECORDED BY
THIS DEED FILED ON
1992 JUL 17 AM 11:39
3500
STATEMENT
JUDGE OF PROBATE

Inst # 1993-01793

01/20/1993-01793
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 41.50

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 Vice- President, Ronnie Morton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of July 19 92
QUAKER SQUARE DEVELOPMENT CO., INC.

ATTEST:

Secretary

By Ronnie Morton VP
Ronnie Morton, Vice- President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Ronnie Morton,
whose name as Vice- President of Quaker Square Development Co., 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 13th day of July 19 92

FORM ATC-50

Notary Public