

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: David W. Zeagler
1321 Sequoia Trail
Alabaster, Alabama 35007
address

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

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred three thousand and No/100 (103,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Stephen M. Boswell, Jr. and wife, Deborah B. Boswell

(herein referred to as grantors) do grant, bargain, sell and convey unto
David W. Zeagler and Clare W. Zeagler

(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 4, according to the Map and Survey of Navajo Hills, 8th Sector, as recorded in
Map Book 9, Page 94, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to restrictions appearing of record in Book 36, page 485.

Subject to 35 foot building line from Sequoia Trail; 10 foot utility easement across
rear lot line and easement of undetermined size along the ~~South~~^{NE} corner of subject
property, all as shown on recorded plat. ^{Inst}

02/02/1993-03071
01:27 PM CERTIFIED
CLERK OF COUNTY JUDGE OF PROBATE

\$ 92,700.00 of the purchase price was paid from the ~~proceeds of~~ ^{new} ~~old~~ mortgage loan closed
simultaneously herewith.

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 29th
day of January, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

A. M. Boswell

(Seal)

Stephen M. Boswell, Jr.

(Seal)

Deborah B. Boswell

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Stephen M. Boswell, Jr. and wife, Deborah B. Boswell
whose name(s) are 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 29th day of January, A. D., 19 93

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994