

SEND TAX NOTICE TO:

Charles D. Harrell

(Name) Wilma C. Harrell

(Address) 1728 Wingfield Circle
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
CORLEY, MONCUS, & WARD, P.C.

2100 Southbridge Parkway, Suite 650

(Address) Birmingham, AL 35209

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 TWO HUNDRED SIXTY TWO THOUSAND AND NO/100 DOLLARS-----

to the undersigned grantor, PRECISION HOMEBUILDERS, 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

Charles D. Harrell and Wilma C. Harrell, husband and wife
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Lot 840, according to the Map and Survey of Brook Highland, 8th Sector-
2nd Phase, as recorded in Map Book 16, Page 96 A & B, 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 and limitations
of record.

\$ 203,150.00 of the consideration was paid from the proceeds of
a mortgage loan closed simultaneously herewith.

Inst # 1993-07788

03/23/1993-07788
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 65.50

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 President, Sam L. Baker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of March 19 93

ATTEST:

PRECISION HOMEBUILDERS, INC.

By

Sam L. Baker, President

President

STATE OF Alabama

COUNTY OF Jefferson

I, Clayton T. Sweeney
State, hereby certify that Sam L. Baker

a Notary Public in and for said County in said

whose name as President of PRECISION HOMEBUILDERS, 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 16th

day of

March

19 93

Clayton T. Sweeney

Notary Public

My Commission Expires : 5/29/95