

SEND TAX NOTICE TO:
Stephen Prokop, III and
(Name) Holly J. Prokop
4529 Magnolia Drive
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2700 Highway 280 East, Suite 150E
(Address) Birmingham, AL 35223

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 TO CLEAR TITLE

to the undersigned grantor, C & O Homebuilders, 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

Stephen Prokop, III and Holly J. Prokop

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama

Lot 12, according to the Survey of The Magnolias at Brook Highland, an Eddleman
Community, as recorded in Map Book 13, Page 102 A & B, in the Probate Office of
Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable
until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

This deed is being given to clear title of that certain deed recorded as
Instrument #1993-21805, in the Probate Office of Shelby County, Alabama.

Inst # 1993-33978

10/29/1993-33978
11:18 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

1.00
2.50
2.00
5.50

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, Charles T. Oakley
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of October 1993

ATTEST:

C & O Homebuilders, Inc.

By Charles T. Oakley
Charles T. Oakley President

STATE OF Alabama
COUNTY OF Jefferson

I, Nancy S. Crawford a Notary Public in and for said County in said
State, hereby certify that Charles T. Oakley
whose name as President of C & O 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 14th day of October 1993

My commission expires: 4/26/97

Nancy S. Crawford
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1993-33978