

This instrument was prepared by

Send Tax Notice To: JAY R. EIRING
name 4671 Wooddale Lane
Pelham, AL. 35124
address

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

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 SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17500.00) DOLLARS
and the assumption of the hereinafter described mortgage loan

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DOUGLAS L. JAMES and wife, LYNN JAMES and
LORETTA J. JAMES an unmarried woman.

(herein referred to as grantors) do grant, bargain, sell and convey unto
JAY R. EIRING and wife, KATHLEEN W. EIRING

(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 24, in Block 6, according to the Survey of Wooddale, Fourth
Sector, as recorded in Map Book 6, Page 26, in the Office of the
Judge of Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any. (3) Mineral and mining
rights, if any. (4) Mortgage in favor of Singleton Mortgage Company,
dated May 28, 1987 and recorded in Real Volume 134, Page 594, having
an original principal balance of \$76,448.00 and a current balance in
the approximate amount of \$72191.23; which mortgage was transferred
to National City Mortgage Company by instrument recorded in Real
Volume 319, Page 64; which said mortgage Grantees herein agree to
assume and pay the remaining unpaid balance according to the terms
and conditions as set forth in said mortgage.

12/23/1993-41181
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
26.00

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 15th
day of December, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

DOUGLAS L. JAMES (Seal)
LYNN JAMES (Seal)
LORETTA J. JAMES (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that DOUGLAS L. JAMES & wife, LYNN JAMES & LORETTA J. JAMES an unmarried
whose names 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 15th day of December A. D., 1993

My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

James Holliman
Notary Public.

Inst # 1993-41181