

This instrument was prepared by

Send Tax Notice To Frank Russo

(Name) J. Dan Taylor

name

2902 Dublin Drive

address

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

Helena, Al. 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of EIGHTY THREE THOUSAND AND 00/100 DOLLARS
(\$83,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Lawrence L. Brown, and wife, Brenda J. Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank Russo and Ronald A. Russo

(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 14, according to the Survey of Braelinn Village, Phase I, as recorded in
Map Book 11, page 100, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.
Subject to 1994 taxes not yet due and payable.

Inst # 1994-00176

01/03/1994-00176
08:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MJS 91.30

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 28th
day of December, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Lawrence L. Brown (Seal)
LAWRENCE L. BROWN
Brenda J. Brown (Seal)
BRENDA J. BROWN (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

JUDITH JONES GARRETT

_____, a Notary Public in and for said County, in said State,
hereby certify that LAWRENCE L. BROWN and BRENDA J. BROWN
whose name 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 28th day of December, A. D. 1993

Judith Jones Garrett
Notary Public.
JUDITH JONES GARRETT