

SEND TAX NOTICE TO:

(Name) Mr. Billy W Hyatt
(Address) 124 Lake Kathryn Dr.
Stennis, AL. 35147

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Two Hundred Thirty Two Thousand Two Hundred Fifty & 00/100-- DOLLARS
(\$232,250.00)

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

Mitchell P. Schencker and wife, Kathryn W. Schencker

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

Billy W. Hyatt and Jennifer M. Hyatt

(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 5, according to the Survey of Lake Kathryn, as recorded in Map Book 16, page 13
in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$198,000.00 of the consideration recited above was paid from a mortgage loan executed
simultaneously herewith.

Inst # 1994-02797

01/26/1994-02797
11:48 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DDI MCD 43.00

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 7th

day of January, 1994

WITNESS:

(Seal)

Mitchell P. Schencker
Mitchell P. Schencker

(Seal)

(Seal)

Kathryn W. Schencker
Kathryn W. Schencker

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mitchell P. Schencker & wife, Kathryn W. Schencker
whose names 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 7th day of January, A. D., 19 94

Notary Public.

Inst # 1994-02797