

This instrument was prepared by

Send Tax Notice To: Herbert Wayne Harrison

(Name) Larry L. Halcomb

name

382 Ridge Road

address

Shelby, AL 35142

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FOUR THOUSAND AND NO/100----- DOLLARS (\$54,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ben Littleton and wife, Margaret Fallon Littleton

(herein referred to as grantors) do grant, bargain, sell and convey unto Herbert Wayne Harrison and wife, Jeannie
E. Harrison

(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, according to Waxa Subdivision, the same being a part of Section 35,
Township 24 North, Range 15 East, a plat of said subdivision, being recorded
in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama.

EXCEPT that part of the above described lot lying below that certain datum
plane of 397 feet above mean sea level as established by the United States
Coast and Geodetic Survey, as adjusted in January 1955. Situated in Shelby
County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions of record.

Subject to right of upstream and downstream riparian owners with respect to
Waxa Hat Creek, bordering subject property.

\$ 43,200.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Margaret Fallon Littleton is one and the same person as Margaret Fallon,
grantee in that certain deed recorded in Vol. 017, page 353.

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 the said
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 18th
day of January, 19 94.

(Seal)

(Seal)

(Seal)

Ben Littleton (Seal)

Margaret Fallon Littleton (Seal)
Margaret Fallon Littleton

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Ben Littleton and wife, Margaret Fallon Littleton
whose name(s) 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 18th day of January A.D., 19 94

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994

Inst # 1994-02817

1994/26/1994-02817
1:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
19.50
001 MCD