

This instrument was prepared by

Send Tax Notice To: Jason J. English
name

(Name) Sheffield, Sheffield, Sheffield,

1846 Chandacraft Circle
address

(Address) 2976 Highway 31 South Suite A
Pelham, Alabama 35124

Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$117,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gary R. Grice and wife, Monica A. Grice

(herein referred to as grantors) do grant, bargain, sell and convey unto Jason J. English and wife, Teri English

(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 16, according to the Survey of Chandalar South, First Sector, as recorded
in Map Book 5, Page 106 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines,
rights of way, limitations, if any, of record.

\$94,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1994-07688

03/09/1994-07688
12:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 32.00

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 25th
day of February, 19 94.

____ (Seal)

____ (Seal)

____ (Seal)

Gary R. Grice

Gary R. Grice

Monica A. Grice

Monica A. Grice

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Gary R. Grice and wife, Monica A. Grice
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 25th day of February, A.D., 19 94

Debra B. Caldwell
the undersigned

MY COMMISSION EXPIRES AUGUST 9, 1995

Notary Public

Inst # 1994-07688