

(Name) Robert Ryan

(Address) 1633 Wingfield Drive
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Martin, Drummond, Woosley & Palmer, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Eighty Four Thousand Dollars and no/100

to the undersigned grantor, Anastasia, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Robert Ryan and Betty S. Ryan, Husband and Wife
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.

Lot 937, according to the Survey of Brook Highland, an Eddleman Community, 9th
Sector, as recorded in Map Book 17, Page 63 A & B, in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

\$ 251,000.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

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

Inst # 1994-08870

03/18/1994-08870
09:59 AM CERTIFIED

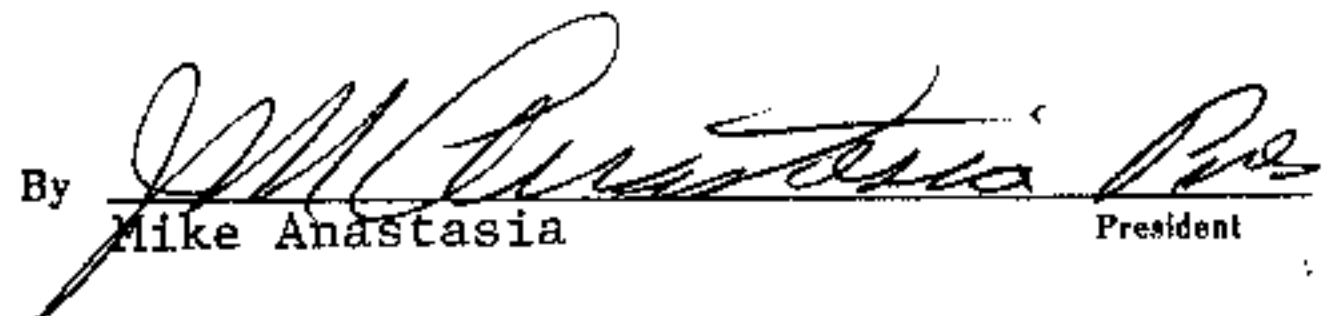
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 41.50

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Mike Anastasia
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of March 19 94

ATTEST:

Secretary

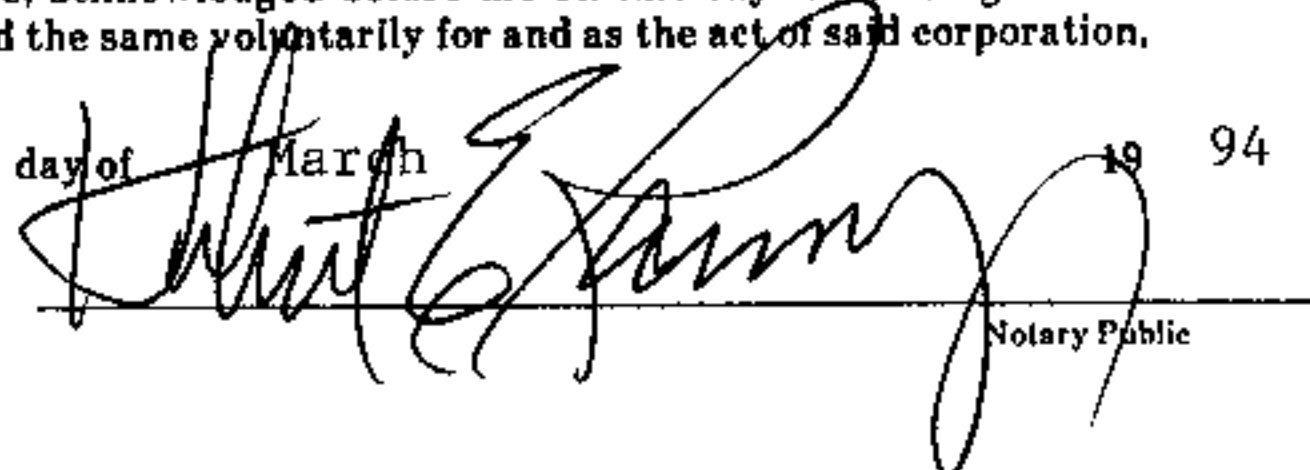
By 
Mike Anastasia President

STATE OF Alabama }
COUNTY OF Shelby }

I, Hubert E. Rawson a Notary Public in and for said County in said
State, hereby certify that Mike Anastasia
whose name as President of Anastasia Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of March 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.


Notary Public

Inst # 1994-08870