

SEND TAX NOTICE TO:

James H. Karr, Jr.
(Name) Frances Karr
121 Summer Circle
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney, Atty.
2700 Highway 280 East, Suite 150E
(Address) Birmingham, AL 35223

Form TITLE 5400 1-84
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS-----

to the undersigned grantor, Spratlin Construction Co., 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

James H. Karr, Jr. and Frances L. Karr
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Lot 6, Block 2, according to the Survey of Summer Place, First Sector, as
recorded in Map Book 17, Page 57, in the Probate Office of Shelby County,
Alabama.

Subject to:
Advalorem taxes for the year 1994 which are a lien but are not due and payable
until October 1, 1994.
Existing easements, restrictions, set-back lines and limitations of record.

\$ 191,400.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1994-09280

03/22/1994-09280
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.00

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 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, William F. Spratlin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of March 1994

ATTEST:

Spratlin Construction Co., Inc.

By William F. Spratlin President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said
state, hereby certify that William F. Spratlin
whose name as President of Spratlin Construction Co., Inc.
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 11th day of March 19 94

My Commission expires: 5/29/95

Clayton T. Sweeney Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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