

This instrument was prepared by
(Name) Sheffield, Sheffield, Sheffield,
(Address) 2976 Highway 31 South Suite A
Palham, Alabama 35124

Send Tax Notice To: Andrew A. Bryant
name
19929 River Drive
address
Shelby, Alabama 35143

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 FORTY TWO THOUSAND AND NO/100-----
----- DOLLARS (\$142,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Estate of Harry B. Maupin, as to an undivided $\frac{1}{2}$ interest; and Jane M. Maupin,
as to an undivided $\frac{1}{2}$ interest
(herein referred to as grantors) do grant, bargain, sell and convey unto Andrew A. Bryant and wife, June V. Bryant

(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 17, according to the Survey of Shelby Shores, as recorded in Map Book 4,
Page 75, Office of the Judge of Probate of Shelby County, Alabama. Situated
in Shelby County, Alabama.

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

\$127,800.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

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 5th
5 day of April, 1994.

SHELBY COUNTY JUDGE OF PROBATE
02:30 PM CERTIFIED
04/08/1994-11684
1001 SNA
23.00

Inst # 1994-11684

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(Seal) Jane M. Maupin, Executor (Seal)
Jane M. Maupin, Executor of the Estate
of Harry B. Maupin, $\frac{1}{2}$ interest

(Seal) Jane M. Maupin (Seal)
Jane M. Maupin, single individual,
 $\frac{1}{2}$ interest

(Seal)

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County in
said State, hereby certify that Jane M. Maupin, whose name as
Executor for the Estate of Harry B. Maupin, 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,
she, in her capacity as such Executor, executed the same
voluntarily on the day the same bears date. Given under my hand
this the 5th day of April, 1994.

Judith Knight
Notary Public 22595

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County in
said State, hereby certify that Jane M. Maupin, a single
individual, whose name is signed to the foregoing conveyance, and
is known to me, acknowledged before me on this day, that, being
informed of the contents of the conveyance she executed the same
voluntarily on the day the same bears date. Given under my hand
and official seal this the 5th day of April, 1994.

Judith Knight
Notary Public 22595