

SEND TAX NOTICE TO:

Daniel M. Owen

(Name) Susan G. Owen

3209 Garden Lane

(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Jones & Waldrop

1025 Montgomery Highway, Suite 212

(Address) Birmingham, Alabama 35216

Form 1-1.5 Rev. 5/82

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Eight Thousand and No/100 DOLLARS
(\$138,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Calvin Kelly and wife, Paula B. Kelly

(herein referred to as grantors) do grant, bargain, sell and convey unto

Daniel M. Owen and Susan G. Owen

(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 3, Block 4, according to the Survey of Sunny Meadows, as recorded in Map
Book 8, page 18 A, B and C, in the Probate Court of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1994 and subsequent years.

2. Easements, restrictions, reservations, limitations, rights-of-way, covenants
and conditions of record, if any.

\$103,000.00 of the above mentioned purchase price was paid for from a mortgage loan
closed simultaneously herewith.

06/01/1994-17478
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 43.50

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 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 26th

day of May 19 94

WITNESS:

(Seal)

Calvin Kelly

(Seal)

(Seal)

Paula B. Kelly

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Calvin Kelly and wife, Paula B. Kelly
whose name is ALL 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 26th

day of May A.D. 19 94

My commission expires: 9-13-96

Notary Public

Inst # 1994-17478