

This instrument was prepared by

(Name) Clayton T. Sweeney
2700 Hwy 280E, Suite 290E
(Address) Birmingham, AL 35223

Paul D. Saunders and
Joyce A. Saunders
Send Tax Notice To: name 1904 Cahaba Crest Drive
Hoover, AL 35244
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty-nine Thousand Nine Hundred and 00/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael L. Brewer and wife, Linda S. Brewer
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul D. Saunders and Joyce A. Saunders
(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 2, in Block 5, Altadena Woods, First Sector, as recorded in Map Book 10,
Page 104 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable until
October 1, 1994.

Existing covenants and restrictions, easements, building lines and limitations
of record.

\$183,900.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1994-17508

06/01/1994-17508
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 54.50

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 27th
day of May, 1994.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

_____(Seal)
Michael L. Brewer
_____(Seal)
Linda S. Brewer
_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State,
hereby certify that Michael L. Brewer and wife, Linda S. Brewer
whose name 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 27th day of May, A. D., 1994
My commission expires: 05/29/95

Notary Public