

This instrument was prepared by

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

Send Tax Notice To: James J. Craft and
Martha E. Craft
name 2616 Drennen Place
Birmingham, AL 35242
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 Eleven Thousand and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
E. Hope Jowers, an unmarried woman, A.B. Jowers and wife, Erin C. Jowers
(herein referred to as grantors) do grant, bargain, sell and convey unto

James J. Craft and Martha E. Craft

(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 14, according to the Map of Residential Subdivision Meadowridge, as recorded
in Map Book 11, Page 40 "A and 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.

\$200,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

E. Hope Jowers and Hope J. Brunson is one and the same person

06/08/1994-18428
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.50

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) E. Hope Jowers (Seal)
_____(Seal) E. Hope Jowers
_____(Seal) A.B. Jowers (Seal)
_____(Seal) Erin C. Jowers (Seal)
Erin C. Jowers

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

Clayton T. Sweeney, a Notary Public in and for said County, in said State,
hereby certify that E. Hope Jowers, A.B. Jowers and Erin C. Jowers
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.

CLAYTON SWEENEY, ATTORNEY AT LAW