

This instrument was prepared by

Send Tax Notice To: Hershel McNutt

(Name) Mary Lynn Campisi

name

351 Hillandale Drive

address

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$179,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DKM Enterprises, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto Hershel McNutt and wife, Maxine McNutt

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

\$143,900 of the consideration stated hereinabove was paid from the proceeds of
a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years, said taxes being a
lien but not due and payable until October 1, 1994.

Subject to restrictions, building lines, easements, agreements and right of
ways as same are filed of record.

Inst # 1994-21066

07/05/1994-21066
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 29th
day of June, 19 94.

W. B. Doyle (Pres) (Seal)
for DKM Enterprises, Inc.

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that
DKM Enterprises, Inc., represented by W. Brian Doyle
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of June, A.D., 19 94

Commission Expires: 6/16/95

Mary Lynn Campisi
Notary Public

Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

LOT 35, ACCORDING TO THE AMENDED PLAT OF BROOKHAVEN, SECTOR III, AS RECORDED IN MAP BOOK 11, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA; LESS AND EXCEPT A PART OF LOT 35, DESCRIBED AS FOLLOWS: BEGIN AT THE COMMON CORNER OF LOTS 35 AND 36; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF STEVENS HILL CIRCLE; THENCE SOUTHEAST ALONG THE COMMON LINE (AS RECORDED) FOR 35 FEET; THENCE 37 DEG. 24 MIN. 04 SEC. LEFT AND CONTINUE SOUTHEAST 137.62 FEET TO THE COMMON CORNER OF LOTS 35 AND 36 AS RECORDED; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 35, FOR 31.0 FEET; THENCE 52 DEG. 57 MIN. 21 SEC. RIGHT IN A NORTHWESTERLY DIRECTION 166.44 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STEVENS HILL CIRCLE; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE 27.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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002 MCD 47.00