

This instrument was prepared by

Send Tax Notice To: Mac-San Builders, Inc.
name

(Name) Sheffield, Sheffield, Sheffield,

Lot 1 Navajo Hills
address

(Address) 2976 Highway 31 South Suite A
Pelham, Alabama 35124

Shelby County, Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND AND NO/100-----
----- DOLLARS (\$17,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert L. Copus, Jr., a married person

(herein referred to as grantors) do grant, bargain, sell and convey unto Mac-San Builders, Inc.

(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 1, according to Navajo Hills, 7th Sector, as recorded in Map Book 7 Page
95 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants and restrictions, building set
back line and limitations of record, if any.

Subject to mineral and mining rights of record and all rights and privileges
incident thereto.

The above described property does not constitute the homestead of the grantor
nor his spouse.

Inst # 1994-22766

07/19/1994-22766
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 25.50

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, I have hereunto set my hand(s) and seal(s), this 15th
day of July, 19 94.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, R. Wendell Sheffield, a Notary Public in and for said County, in said State, hereby certify that
Robert L. Copus, Jr.
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 15th day of July A.D., 19 94

R. Wendell Sheffield

Notary Public

4/28/98