

(Name) Joseph B. Felton
Mary Felton
(Address) 3008 Dundee Lane
Birmingham, Al 35242
- 58-10-1-02-0-003-054

(Name) Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
(Address) Birmingham, AL 35243

Form TITLE 5200 184
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA'
Shelby _____ COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Thirty Eight Thousand and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hugh M. Sims and wife, Jo E. Sims

(herein referred to as grantors) do grant, bargain, sell and convey unto
Joseph B. Felton and Mary Felton

(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 1, according to the Plat of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, Page 152, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

Existing easements, restrictions, set-back lines, limitations, of record.

\$190,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-23064

07/22/1994-23064
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 56.50

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 _____ 15th _____ day of _____ July _____, 19 94.

WITNESS:

(Seal)	<i>[Signature]</i> Hugh M. Sims	(Seal)
(Seal)	<i>[Signature]</i> Jo E. Sims	(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 Hugh M. Sims and wife, Jo E. Sims
whose name s 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 15th day of July A. D., 1994

Comm Exp 2-4-95

Notary Public

Test # 1994-23064