

This instrument was prepared by

Send Tax Notice To: James Robert Derieux, III
name

(Name) Mary Lynn Campisi

5305 Woodford Drive
address

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$275,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Philip M. Capron and wife, Susan N. Capron

(herein referred to as grantors) do grant, bargain, sell and convey unto James Robert Derieux, III and wife, Judy Killian Derieux

(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 6, IN BLOCK 8, ACCORDING TO THE AMENDED MAP OF WOODFORD, AS RECORDED IN
MAP BOOK 8, PAGE 51 A, B, C & D, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

\$150,000.00 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 FOR YEARS 1994 & 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.

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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 136.00

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/We have hereunto set My/Our hand(s) and seal(s), this 25th
day of July, 19 94.

(Seal)

(Seal)

(Seal)

Susan N. Capron Attorney in fact for
Philip M. Capron (Seal)
Susan N. Capron (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, MARY LYNN CAMPISI

, a Notary Public in and for said County, in said State, hereby certify that

Susan N. Capron
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 25th day of July, A.D., 1994

MY COMMISSION EXPIRES: 6-16-95

Mary Lynn Campisi
MARY LYNN CAMPISI

Notary Public

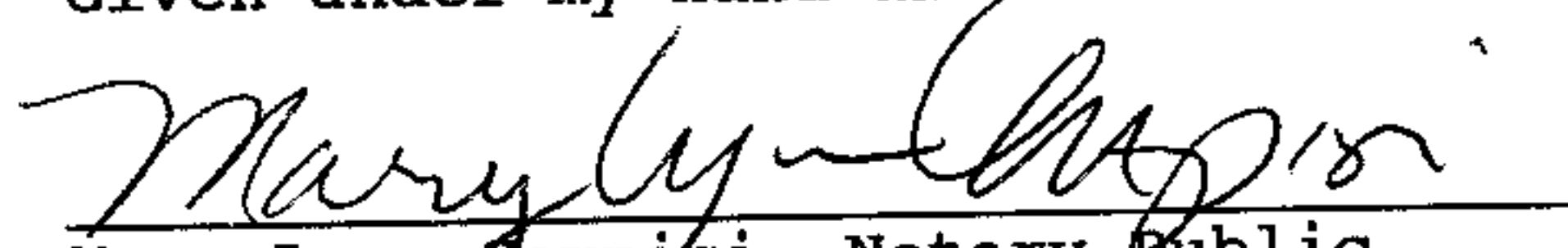
Page 2, Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that Susan N. Capron, Attorney in fact for Philip M. Capron, whose name 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 she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 1994.


Mary Lynn Campisi, Notary Public

My Commission Expires: 6-16-95

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