

This instrument was prepared by

Send Tax Notice To: Kirk R. Thomas

(Name) Sheffield, Sheffield, Sheffield,

name

100 Cedar Cove Drive

address

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

Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$129,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Vernon E. Grinnell and wife, Patricia D. Grinnell

(herein referred to as grantors) do grant, bargain, sell and convey unto Kirk R. Thomas and wife, Sylvia D. Thomas

(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, in Block 1, according to the Survey of Cedar Cove, Phase I, as recorded
in Map Book 9, Page 53, in the Probate Office of Shelby County, Alabama.

\$123,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

Subject to current taxes, easements, covenants and restrictions, building set-back lines,
rights of way and limitations of record, if any.

Inst # 1994-23996

08/01/1994-23996
02:54 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MEL 15.00

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, we have hereunto set our hand(s) and seal(s), this 29th
day of July, 19 94.

(Seal)

(Seal)

(Seal)

Vernon E. Grinnell (Seal)
Vernon E. Grinnell

Patricia D. Grinnell (Seal)
Patricia D. Grinnell

(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
Vernon E. Grinnell and wife, Patricia D. Grinnell
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 29th day of July, A.D., 19 94

R. Wendell Sheffield
Notary Public

8/28/98

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