

SEND TAX NOTICE TO:

(Name) Carey Brian Shelfer, II  
Deana Ezel Shelfer  
 (Address) 1908 St. Ives Drive  
Hoover, AL 35242

03-8-33-0-003-032.000

This instrument was prepared by

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

Form TITILE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Seventy Thousand Eight Hundred Eighty Nine and 00/100 Dollars

to the undersigned grantor, Shaw-McKelvey Properties, Inc. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto  
 Carey Brian Shelfer, II and Deana Ezel Shelfer

(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 32, according to the survey of St. Ives at Greystone, as  
 recorded in Map Book 15, Page 70 A & B, in the Probate Office 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.

\$216,700.00 of the consideration was paid from the proceeds of a mortgage  
 loan closed simultaneously herewith.

Inst # 1994-24023

08/01/1994-24023  
 03:25 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MEL 63.00

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 said GRANTOR  
 does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said  
 premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
 and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Dunn McKelvey  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of July 19 94

ATTEST:

Shaw-McKelvey Properties, Inc.

By Dunn McKelvey Vice President

STATE OF Alabama }  
 COUNTY OF Jefferson }

I, the undersigned  
 State, hereby certify that Dunn McKelvey  
 whose name as Vice President of Shaw-McKelvey Properties, Inc.  
 a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 20th

day of July 19 94  
Christopher P. Mally  
 Notary Public

MY COMMISSION EXPIRES OCTOBER 27, 1997