

SEND TAX NOTICE TO:

Franc Wallace
 (Name) Sandra R. Wallace
 500 Bayhill Ridge Circle
 (Address) Hoover, AL 35244

This instrument was prepared by

(Name) Clayton T. Sweeney
 2700 Highway 280 East, Suite 290E
 (Address) Birmingham, AL 35223

Form TITLE 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 Three Hundred Sixty-Two Thousand Six Hundred and 00/100-----Dollars

to the undersigned grantor, Crystal Homes, 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

Franc Wallace and Sandra R. Wallace

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County, Alabama

Lot 27, according to the Survey of Heatherwood Forest, Sector Two, as recorded
 in Map Book 17, Page 129, in the Probate Office of 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 and limitations of record.

\$ 326,300.00 of the consideration was paid from the proceeds of a mortgage
 loan closed simultaneously herewith.

Inst # 1994-24335

08/04/1994-24335
 08:16 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 45.00

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 President, James B. Wagnon, Jr.
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of July 1994

ATTEST:

Crystal Homes, Inc.

By James B. Wagnon, Jr. - President
 James B. Wagnon, Jr. President

STATE OF Alabama }
 COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said
 State, hereby certify that James B. Wagnon, Jr.
 whose name as President of Crystal Homes, 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 29th day of July 1994

My Commission expires: 5/29/95

[Signature]
 Notary Public

Inst # 1994-24335

CLAYTON T. SWEENEY, ATTORNEY AT LAW