

This instrument was prepared by

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

Wayne O. Jefferson, Jr.
Send Tax Notice To: Bonnie W. Jefferson
name 27 The Oaks Circle
Birmingham, AL 35244
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-five Thousand and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ramsey D. Carrell and wife, Mona R. Carrell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne O. Jefferson, Jr. and Bonnie W. Jefferson

(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 27, together with an undivided 1/43rd interest in Lot 44, (common area),
according to the Map of The Oaks, as recorded in Map Book 10, Page 89,
in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable
until October 1, 1994.

Existing covenants and restrictions, easements, building lines and limitations
of record.

\$148,500.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Ramsey D. Carrell is the surviving grantee of ^{Inst 994-27003} ~~deed~~ recorded in Real Volume
263, Page 797. The other grantee, Ellen J. Carrell, having died on or
about the 18 day of December, 1993.

09/01/1994-27003
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
25.00

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 ¹ hand(s) and seal(s), this 23rd
day of August, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

Ramsey D. Carrell (Seal)
Ramsey D. Carrell
Mona R. Carrell (Seal)
Mona R. Carrell

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State,
hereby certify that Ramsey D. Carrell and wife, Mona R. Carrell
whose name 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 23rd day of August, A. D., 1994
My commission expires: 5/29/95

[Signature]
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW