

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway, Suite 212
(Address) Birmingham, Alabama 35216
185-94

Lawrence Alfred Kurtz
Send Tax Notice To: Jane Knight Lanyon
name
6579 Quail Run Drive
address Pelham, Al. 35124

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 One Thousand Six Hundred Sixty Six and No/100 DOLLARS
(\$161,666.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nancy L. Blue and husband, Paul W. Blue

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

Lawrence Alfred Kurtz and Jane Knight Lanyon

(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 16, according to the Survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113
in the Probate Office of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1995 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants
and conditions of record, if any.

\$81,650.00 of the above mentioned purchase price was paid for from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1994-32973

11/04/1994-32973
11:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 89.00

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 31st
day of October, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Nancy L. Blue (Seal)
Nancy L. Blue
Paul W. Blue (Seal)
Paul W. Blue

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Nancy L. Blue and husband, Paul W. Blue
whose names 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 31st day of October A. D., 1994

[Signature]
My commission expires: 9-13-96 Notary Public.