

SEND TAX NOTICE TO:

(Name) Peter M. Auer & Jayne E. Auer
1010 Berrington Circle
 (Address) Birmingham, AL 35242

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 Two Hundred Ninety-five Thousand Five Hundred and 00/100-----Dollars

to the undersigned grantor, William J. Acton Construction, 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

Peter M. Auer and Jayne E. Auer

(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 1029, according to the Survey of Brook Highland, 10th Sector, 2nd Phase,
 as recorded in Map Book 18, page 36 A & B, in the Probate Office of Shelby
 County, Alabama.

Subject to:
 Advalorem taxes for the year 1995 which are a lien but are not due and payable
 until October 1, 1995.
 Existing easements, restrictions, set-back lines and limitations of record.

\$ 150,000.00 of the consideration was paid from the proceeds of a mortgage
 loan closed simultaneously herewith.

Inst # 1994-35126

11/28/1994-35126
 02:33 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 154.00

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, William J. Acton
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of November 1994

ATTEST:

 Secretary

William J. Acton Construction, Inc.
 By William J. Acton 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 William J. Acton
 whose name as President of William J. Acton Construction, 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 16th day of November 19 94
 My Commission expires: 5/29/95

Clayton T. Sweeney
 Notary Public

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CLAYTON T. SWEENEY, ATTORNEY AT LAW