

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Lorrin A. Rames
name
2221 Pup Run
address
Helena, Alabama 35080

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Six Thousand and no/100-----(\$86,000.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Michael Copeland and wife, Ann S. Copeland

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

Lorrin A. Rames and Ellen C. Rames

(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 9, Block C, according to the Amended Map of Fox Haven, First Sector,
as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$81,700.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

1994-36922

12/20/1994-36922
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00

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 grantors 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 12th
day of December, 1994.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

James Michael Copeland (Seal)
James Michael Copeland

Ann S. Copeland (Seal)
Ann S. Copeland

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, _____ the undersigned _____ a Notary Public in and for said County, in said State,
hereby certify that James Michael Copeland and wife, Ann S. Copeland
whose name s 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 12th day of December, A. D., 1994

My commission expires: 4/21/96

William H. Halbrooks
Notary Public.