

This instrument was prepared by

Send Tax Notice To: Daniel K. Haney
name

(Name) Corley, Moncus & Ward, P.C.

2237 Pup Run
address

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND AND NO/100-----
----- DOLLARS (\$97,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Reeta C. Beecham, an unmarried person

(herein referred to as grantors) do grant, bargain, sell and convey unto Daniel K. Haney and wife, Carolyn S. Haney

(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 17, 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: Existing easements, restrictions, set back lines, right of ways,
limitations, if any, of record and Ad Valorem taxes for the year 1995, which
said taxes are not due and payable until October 1, 1995.

Reeta C. Beecham is the surviving grantee of that certain vesting deed
recorded in Real Book 317, Page 727 in the , Shelby County, Alabama Probate
Office, Richard K. Beecham having died on March 9, 1994.

Inst # 1995-03461

02/08/1995-03461
08:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 18.50

\$ 87,000.00***** of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 6th
day of February, 19 95.

Reeta C. Beecham
Reeta C. Beecham

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Reeta C. Beecham, an unmarried person
whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 6th day of February A.D., 1995

Claude M. Moncus
Claude M. Moncus

Notary Public

My Commission Expires: 12/28/95