

This instrument was prepared by

Send Tax Notice To: Chadwick R. Merrill
name

(Name) William H. Halbrooks

3309 Shetland Trace
address Hoover, Alabama 35242

(Address) 704 Independence Plaza

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Thirty-Two Thousand and no/100 DOLLARS

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

Judith Kay Hartz, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Chadwick R. Merrill and Virginia W. Merrill
(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 14, Block 9, according to the Survey of Kerry Downs, a
Subdivision of Inverness, as recorded in Map Book 5, Page 135
and 136, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$118,000.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

02/15/1995-04099
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.50

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 3rd
day of February, 19 95.

WITNESS:

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

Judith Kay Hartz (Seal)
_____(Seal)
_____(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Judith Kay Hartz, an unmarried woman
whose name 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 3rd day of February A. D., 19 95

Wm. H. Harts
Notary Public.