

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Sandra T. Alliston
(Address) 852 Heatherwood Place
Birmingham, AL 35244

Send Tax Notice to:

(Name) Modern South Homes, Inc.
(Address) P. O. Box 380456
Birmingham, AL 35238-0456

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$37,000)

That in consideration of THIRTY SEVEN THOUSAND AND NO/100 DOLLARS

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

DAVID J. SMELCER, GRANTOR
(herein referred to as grantors), do grant, bargain, sell and convey unto MODERN SOUTH HOMES, INC.

(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 1, according to the survey of Valdawood, as recorded in Map Book 8
Page 6A & B, in the Probate Office of Shelby County, Alabama: being
situated in Shelby County, Alabama.

Mineral and mining rights excepted. All other easements, exceptions,
restrictions, and reservations of record are also excepted.

NOT A HOMESTEAD.

Inst # 1995-10508

04/24/1995-10508
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 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 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 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 Second
day of November, 19 94.

WITNESS

Stacy Alliston (Seal)

(Seal)

(Seal)

DAVID J. SMELCER (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, Stacy Alliston, a Notary Public in and for said County, in said State, hereby
certify that David J. Smelser, 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,
has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this second day of November, A.D., 19 94.

My Commission Expires:

FA
P.O. Box 10247

Stacy E. Lipton Notary Public
Commission Expires 12/7/97

Inst # 1995-10508