

This instrument was prepared by

Send Tax Notice To: Alan R. Childers

(Name) Larry L. Halcomb

name

2715 Goldmor Circle

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100-----
----- DOLLARS (\$127,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cay Patterson Braswell, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto Alan R. Childers and wife, Sandra S. Childers

(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 16, in Block 1, according to the Map and Survey of Gross Addition to
Altadena South, 1st Phase, 1st Sector, as recorded in Map Book 5, Page 122, in
the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, right of way, 35 foot building line and easements of
record.

\$ 85,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1995-14213

06/01/1995-14213
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 50.50

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 26th
day of May, 19 95.

_____(Seal)

Cay Patterson Braswell (Seal)
Cay Patterson Braswell

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Cay Patterson Braswell, Unmarried
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 26th day of May A.D., 19 95

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998