

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

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

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) JAMES A. DORRANCE & JOHN MCINTYRE
(Address) 525 Creekview Circle
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand Five Hundred 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,

ALVERN GORDON BELL and wife, SHERRY A. BELL
(herein referred to as grantors), do grant, bargain, sell and convey unto

JAMES A. DORRANCE and JOHN MCINTYRE

(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 15, in Block 1, according to the Survey of Oak Mountain Estates, as
recorded in Map Book 5, Page 57, in the Probate Office of Shelby County,
Alabama.

Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 56,400.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1995-14853

06/07/1995-14853
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.00

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 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, we have hereunto set our hand(s) and seal(s) this 26th
day of May, 1995.

WITNESS

_____(Seal)

_____(Seal)

_____(Seal)

Alvern C Bell (Seal)
ALVERN GORDON BELL

Sherry A. Bell (Seal)
SHERRY A. BELL

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that ALVERN GORDON BELL and wife, SHERRY A. BELL, whose names 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 26th day of May, A.D., 19 95.

My Commission Expires:

Notary Public