

This instrument was prepared by

Send Tax Notice To: William Potter
name

(Name) Mary Lynn Campisi

1 Indianwood Terrace
address

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND THREE HUNDRED SIXTY AND 16/100-----
----- DOLLARS (\$85,360.16)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sandra H. McEntyre Ryce, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto William Potter and wife, Laura Potter

(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 Map and Survey of Indianwood Terrace, as recorded in
Map Book 9, page 172 in the Probate Office of Shelby County, Alabama.

Grantee hereby agrees to pay and assume that certain mortgage to Collateral
Mortgage, Ltd. as recorded in Instrument #1995-09537 in the Office of the
Judge of Probate of Shelby County, Alabama, in the approximate balance of
\$80,360.16.

\$4000.00 of the consideration stated hereinabove was paid in the form of a
purchase money mortgage of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a
lien but not due and payable until October 1, 1995. Subject to restrictions,
building lines, easements, agreements and right of ways as same are filed of
record.

Sandra H. McEntyre and Sandra H. McEntyre Ryce are one and the same person.

Said property is not the homestead residence of the grantor or his/her spouse.

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 27th
day of July, 19 95.

(Seal)

Sandra H. McEntyre Ryce
Sandra H. McEntyre Ryce (Seal)

(Seal)

(Seal)

08/08/1995-21510
12:38 PM CERTIFIED
General Accounting Office of PROBATE
SHELBY COUNTY, ALABAMA
001 NCO 90.00

STATE OF ALABAMA

Jefferson COUNTY

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that
Sandra H. McEntyre Ryce
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27th day of July A.D., 19 95

Mary Lynn Campisi
Mary Lynn Campisi

Notary Public
Notary Public

MY COMMISSION EXPIRES: 6/16/99

Inst # 1995-21510