

SEND TAX NOTICE TO:

(Name) Brian Dixon
149 King James Court
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) ANNE R. STRICKLAND, ATTORNEY AT LAW
3021 LORNA ROAD, SUITE 100
(Address) BIRMINGHAM, ALABAMA 35216

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIX THOUSAND AND NO/100 DOLLARS (\$106,000.00)

to the undersigned grantor, D.W.G. BUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

BRIAN DIXON AND TIFFANY S. SOUTER

(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 40, ACCORDING TO THE SURVEY OF SPRING GATE, SECTOR ONE, PHASE TWO, AS RECORDED IN
MAP BOOK 18, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND COVENANTS OF RECORD; TAXES
FOR 1996 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

\$84,800.00 OF THE PURCHASE PRICE RECITED HEREIN WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

Inst # 1995-35645

12/12/1995-35645
01:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 30.00

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of December 1995

D.W.G. BUILDERS, INC.

ATTEST:

By George Gregory
GEORGE GREGORY President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, ANNE R. STRICKLAND
State, hereby certify that GEORGE GREGORY

a Notary Public in and for said County in said

whose name as President of D.W.G. BUILDERS, INC.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 5th

day of December 1995

MY COMMISSION EXPIRES: 5/11/97

Anne R. Strickland
ANNE R. STRICKLAND

Notary Public

Inst # 1995-35645