

This instrument was prepared by
Christopher P. Moseley
(Name) Corley, Moncus & Ward, P.C.
(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

Send Tax Notice To: J. Mark McLaughlin
name
4788
Old Highway 280
address
Sterrett, Alabama 35147

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 THIRTY FOUR THOUSAND AND NO/100-----
----- DOLLARS (\$134,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. D. Sherrell and wife, Patricia W. Sherrell

(herein referred to as grantors) do grant, bargain, sell and convey unto J. Mark McLaughlin and wife, Sherry L.
McLaughlin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Property more particularly described on Exhibit "A" attached hereto
and made a part hereof as if set forth herein verbatim.

SUBJECT TO: Existing easments, restrictions, set back lines, right of
ways, limitations, if any, of record, and Ad Valorem taxes for the year
1996, which said taxes are not due and payable until October 1, 1996.

Inst # 1996-06513

02/29/1996-06513
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 66.00

\$80,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intension
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, we have hereunto set our hand(s) and seal(s), this 28th
day of February, 19 96.

(Seal)

(Seal)

(Seal)

J. D. Sherrell (Seal)
Patricia W. Sherrell (Seal)
Patricia W. Sherrell (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Christopher P. Moseley, a Notary Public in and for said County, in said State, hereby certify that
J. D. Sherrell and wife, Patricia W. Sherrell
whose name(s) 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 28th day of February, 1996

Christopher P. Moseley
Notary Public
My Commission Expires: 10/27/97

Inst # 1996-06513

EXHIBIT "A"

From the Northeast corner of the Southeast quarter of the Southwest quarter of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama proceed North 89 degrees 59 minutes 04 seconds West along the North boundary of said Southeast quarter of the Southwest quarter for a distance of 210.40 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue North 89 degrees 59 minutes 04 seconds West along said quarter-quarter section line for a distance of 209.98 feet; thence leaving the North boundary of said Southeast quarter of Southwest quarter proceed South 0 degrees 12 minutes 05 seconds East for a distance of 1062.08 feet; thence proceed South 89 degrees 52 minutes 56 seconds East for a distance of 180.00 feet; thence proceed South 0 degrees 20 minutes 16 seconds for a distance of 210.00 feet to a point on the North boundary of the Old U.S. Highway No. 28; thence proceed South 88 degrees 31 minutes 46 seconds West along the North boundary of said highway boundary for a distance of 29.70 feet; thence leaving said highway boundary proceed North 0 degrees 12 minutes 39 seconds West for a distance of 1272.98 feet back to the Point of beginning of herein described parcel of land.

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