

This instrument was prepared by

(Name) Patrick H. Boone, Attorney
(Address) New South Federal Savings Building
215 North 21st Street, Suite 705
Birmingham, Alabama 35203

Send Tax Notice To: Marguerite Biagioli Yates
name
537 First Avenue West
address
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and Love and Affection DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marguerite Biagioli Yates and husband, Winston A. Yates,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Marguerite Biagioli Yates, Brenda Ann Willis and Thomas M. Biagioli
(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 McMillan's survey of a part of the North half of NW $\frac{1}{4}$ of Section 2, Township 21
South, Range 3 West, as shown by map recorded in Map Book 3, Page 149, in the Probate Office of
Shelby County, Alabama. Situated in Shelby County, Alabama.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions,
servations, releases and covenants of record, including but not limited to current taxes, mineral and mining rights and
rights of record.

It is the intent of Grantors, Marguerite Biagioli Yates and husband, Winston A. Yates,, to convey to Grantees,
Marguerite Biagioli Yates, Brenda Ann Willis and Thomas M. Biagioli, any and all of their right, title and interest in and
to the real property more particularly described in that certain deed, dated July 22, 1981, filed in the office of the Judge
of Probate of Shelby County, Alabama, on July 30, 1981, and recorded at Book 334, Page 169, from Earl J. Standifer
and wife, Nuna Standifer, to Margeurite Biagioli.

Grantor, Marguerite Biagioli Yates, and Margeurite Biagioli are one and the same person. This deed is prepared
using information furnished by the Grantors. No examination of title was made. No title opinion was made or rendered.

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 ~~X~~ (we) do for myself (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~X~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 5th
day of April, 1986

WITNESS:

Patrick H. Boone (Seal)
Earl J. Standifer (Seal)
Thomas M. Biagioli (Seal)

Marguerite Biagioli Yates (Seal)
Marguerite Biagioli Yates (Seal)
Winston A. Yates (Seal)
Winston A. Yates

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Marguerite Biagioli Yates and husband, Winston A. Yates,
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 5th day of April, A. D., 1986

Geis B. Eckert
Notary Public.