

his instrument was prepared by

Send Tax Notice To:

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL 35124
 (Address)

JONATHAN DEFALCO
 (Name)
460 - 13th St., SW
ALABASTER, AL 35007
 (Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

that in consideration of ONE HUNDRED FOUR THOUSAND AND NO/100-----(\$104,000.00) Dollars

the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

EARNEST J. CLARK and wife, BRENDA D. CLARK

herein referred to as grantors) do, grant, bargain, sell and convey unto

JONATHAN DEFALCO and wife, MELINDA DEFALCO

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 7, in Block 1, according to the Survey of Fall Acres
 Subdivision, Third Sector, as recorded in Map Book 5, Page 79,
 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
 limitations, if any, of record.

\$104,448.00 of the purchase price recited above was paid from mortgage loan closed
 simultaneously herewith.

Inst. # 1996-21224

07/02/1996-21224
 10:03 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 REC 9.30

TO HAVE AND TO HOLD, to 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, we have hereunto set our hand(s) and seal(s), this 28th day of
JUNE, 19 96.

(Seal)

Earne J. Clark
 EARNEST J. CLARK

(Seal)

(Seal)

Brenda D. Clark
 BRENDA D. CLARK

(Seal)

STATE OF ALABAMA
 COUNTY OF SHELBY

General Acknowledgment

I, the undersigned Earne J. Clark and wife, Brenda D. Clark, a Notary Public in and for said County in said State, hereby certify that
Earne J. Clark and wife, Brenda D. Clark 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 the 28th day of JUNE, 19 96.

Earne J. Clark
 Notary Public

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