

This instrument was prepared by

Send Tax Notice To: Terry J. Cerwick
name

(Name) Lamar Ham

5341 South Broken Bow Drive
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

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 TWENTY SIX THOUSAND AND NO/100-----
DOLLARS (\$126,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dale A. Pearson and wife, Carla M. Pearson

(herein referred to as grantors) do grant, bargain, sell and convey unto Terry J. Cerwick and wife, Shelly D. Cerwick

(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 2, Block 4, according to the Survey of Broken Bow, as recorded in Map Book
7 Page 145 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 119,700.00 of the purchase price was ~~not~~ ^{provided} by a mortgage loan closed
simultaneously herewith.

07/08/1996-21751
02:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 15.00

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 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 26th
day of June, 19 96.

(Seal)

(Seal)

(Seal)

Dale A. Pearson (Seal)

Carla M. Pearson (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that
Dale A. Pearson and wife, Carla M. Pearson
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 26th day of June A.D., 19 96

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997