

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) DEBORAH L. CHAMBERS & EDWINA L. WATSON
(Address) 1317 2nd Avenue SW
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety-Five Thousand Five Hundred and no/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
JOYCE CATES BYRD, A SINGLE WOMAN
(herein referred to as grantors), do grant, bargain, sell and convey unto

DEBORAH L. CHAMBERS and EDWINA L. WATSON
(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 11, according to the survey of Kenton Brant Nickerson Subdivision,
as shown on map recorded in Map Book 5 page 53 in the Probate Office
of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 50,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Joyce Cates Byrd is the surviving grantee of that certain deed recorded in Deed
Book 279 page 229, the other grantee, Robert Byrd, having died on or about the
5th day of August, 1992.

Inst # 1996-21956

07/09/1996-21956
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 54/88

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 21st
day of June, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Joyce Cates Byrd (Seal)
JOYCE CATES BYRD

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that JOYCE CATES BYRD, A SINGLE WOMAN, whose name is 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,
she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of June A.D., 19 96.

[Signature] My Commission Expires: _____
[Signature] Notary Public