

his instrument was prepared by

Send Tax Notice To:

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

THOMAS W. FISH
 (Name)
3617 CHELTHAM LANE
BIRMINGHAM, AL 35242
 (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 NINETY ONE THOUSAND EIGHT HUNDRED SEVENTY FIVE AND NO/100 Dollars
(\$191,875.00)

the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOSE B. QUINTANA and wife, MARY G. QUINTANA

herein referred to as grantors) do, grant, bargain, sell and convey unto
THOMAS W. FISH and wife, DAWN C. FISH

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 30, according to the Survey of Southern Pines,
 6th Sector, as recorded in Map Book 9, Page 107,
 in the Probate Office of Shelby County, Alabama.

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

\$150,000.00 of the purchase price recited above was paid from mortgage loan closed
 simultaneously herewith.

Inst # 1996-22203

07/10/1996-22203
 01:31 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 50.50

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 27th day of
JUNE, 19 96.

 (Seal) JOSE B. QUINTANA (Seal)

 (Seal) MARY G. QUINTANA (Seal)

STATE OF ALABAMA
 COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
JOSE B. QUINTANA and wife, MARY G. QUINTANA, 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 27th day of JUNE, 19 96.

Mark D. Elrod
 Notary Public

Pelham Law Office

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