

SEND TAX NOTICE TO:

(Name) Donald A. Dunphy

(Address) P.O. Box 122  
Pelham Ala 35124

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY THOUSAND ONE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, a married man  
Bettye Lou McLeroy Donaldson, and husband Sidney Roy Donaldson, Sr.; Sidney Roy Donaldson, Jr.;  
and, Teresa David Donaldson, a single woman,

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

Donald A. Dunphy and wife, Sherry L. Dunphy,

(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 17, according to Triple Springs Subdivision of Shelby County, Alabama, recorded  
in Map Book 5, Page 34 in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights-  
of way, and permits of record.

\$82,503.00 of the above recited purchase price was paid from a mortgage recorded  
simultaneously herewith.

Inst # 1996-39109

11/26/1996-39109  
01:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
NOV 26 11:30

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 November, 19 96

WITNESS:

Sidney R. Donaldson, Sr. (Seal)  
Sidney Roy Donaldson, Sr.

Teresa David Donaldson (Seal)

(Seal)

Bettye Lou McLeroy Donaldson (Seal)  
Betty Lou McLeroy Donaldson

(Seal)

Sidney Roy Donaldson, Jr. (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority

hereby certify that Betty Lou McLeroy Donaldson; Sidney Roy Donaldson, Sr.; Sidney Roy Donaldson, Jr.;  
and Teresa David Donaldson

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 November

A.D. 19 96

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1996-39109