

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) David Moyer and Charla Moyer
(Address) 17 Hunters Trace
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Two Thousand and no/100ths---\$122,000.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Timothy Schiller, a single individual

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

David Moyer and wife, Charla Moyer

(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 the Survey of Hunter's Glen, First Addition, as recorded
in Map Book 6 page 56 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

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

\$106,000 of the above purchase price was paid from a mortgage loan closed
simultaneously herewith.

Inst # 1996-42415

12/27/1996-42415
12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT SMA 24.50

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 20th
day of December, 19 96.

WITNESS

_____(Seal) Timothy Schiller (Seal)
_____(Seal) Timothy Schiller (Seal)
_____(Seal) (Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Timothy Schiller, a single individual, whose name 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,
he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of December, A.D., 19 96.

My Commission Expires: 3/5/99

Notary Public