

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Christopher A. Guernsey
name
305 Norwick Lane
address
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWO THOUSAND NINE HUNDRED AND NO/100-----
DOLLARS (\$202,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David Ray Vines and wife, Ronda E. Vines

(herein referred to as grantors) do grant, bargain, sell and convey unto Christopher A. Guernsey and wife, Pamela L. Guernsey

(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 15, Block 1, according to the Survey of Norwick Forest, Second Sector, as
recorded in Map Book 13, Page 23 A & B, in the Probate Office of Shelby
County, Alabama.

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

\$ 177,900.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

01/06/1997-00424
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 33.50

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 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 December, 19 96.

(Seal)

(Seal)

(Seal)

David Ray Vines
David Ray Vines
Ronda E. Vines
Ronda E. Vines

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that
David Ray Vines and wife, Ronda E. Vines
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 December, A.D., 19 96

Lamar Ham
Notary Public