

This instrument was prepared by

Send Tax Notice To: CHRISTOPHER P. CLARK

(Name) Massey & Stotser, P.C.

name

104 PINETREE CIRCLE

address

(Address) 1100 East Park Drive, Suite 301
Birmingham, Alabama 35235

COLUMBIANA, ALABAMA 35054

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY FIVE THOUSAND EIGHT HUNDRED AND NO/100-----
----- DOLLARS (\$45,800.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LARRY CHARLES BAILEY AND WIFE, TELITHIA P. BAILEY

(herein referred to as grantors) do grant, bargain, sell and convey unto CHRISTOPHER P. CLARK AND TINA M. BAILEY,
BOTH UNMARRIED PERSONS

(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 3 ACCORDING TO BRIARWOOD SUBDIVISION, FIRST SECTOR AS SHOWN BY MAP
RECORDED IN MAP BOOK 5, PAGE 23, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 1997 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.

\$43,500.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

The property being conveyed herein is not the homestead of the grantor or
his/her spouse as defined by the Code of Alabama.

02/13/1997-04781
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
801 NCS 11.00

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 10th
day of February, 19 97.

(Seal)

Larry Charles Bailey
LARRY CHARLES BAILEY (Seal)

(Seal)

Telithia P. Bailey
TELITHIA P. BAILEY (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
LARRY CHARLES BAILEY AND WIFE, TELITHIA P. BAILEY
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 10th day of February A.D., 19 97

Notary Public