

This instrument was prepared by

Send Tax Notice To: WALLACE J. ESTELL, JR.

(Name) ANDREW COLEMAN
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

name
128 FOREST RIDGE ROAD
address
ALABASTER, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$105,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHNNIE C. PENROSE and wife, DIANE C. PENROSE

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

WALLACE J. ESTELL, JR. and wife, KIMBERLY P. ESTELL

(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 38, according to the Survey of Woodland Hills, First Phase,
Fifth Sector, as recorded in Map Book 7, Page 152, in the Probate
Office of Shelby County, Alabama.

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

\$104,959.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1997-09935

04/01/1997-09935
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDI HCB 9.50

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 grantors herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and
if one does not survive the other, then the heirs and assigns of the grantors 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 28th
day of March, 1997.

WITNESS:

(Seal)

(Seal)

(Seal)

(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 JOHNNIE C. PENROSE and wife, DIANE C. PENROSE
whose names 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 28th day of March, A. D., 1997

Wallace J. Estell

Notary Public