

SEND TAX NOTICE TO:

(Name) J. FARREL DUKE
131 CHESTNUT RIDGE DRIVE
(Address) ALABASTER, AL 35007

This instrument was prepared by

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

FM No. ATC 27, Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS
(\$189,900.00)

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

KEITH E. KILGORE and wife, DIANE B. KILGORE

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

J. FARREL DUKE and wife, KAREN DUKE

(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 20, according to the Survey of Harvest Ridge, First
Sector, as recorded in Map Book 12, Page 48, in the Probate
Office of Shelby County, Alabama.

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

\$148,000.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

Inst # 1997-10028

04/02/1997-10028
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 50.50

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 31st
day of March, 19 97.

WITNESS:

(Signature) (Seal)
(Signature) (Seal)
(Signature) (Seal)

(Signature) (Seal)
KEITH E. KILGORE (Seal)
(Signature) (Seal)
DIANE B. KILGORE (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that KEITH E. KILGORE and wife, DIANE B. KILGORE
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 31st day of March, A.D. 19 97.

(Signature)
Notary Public

10028

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