

SEND TAX NOTICE TO:

(Name) TROY D. ANDERSON
1015 WILLOW CREEK COURT
(Address) ALABASTER, AL 35007

This instrument was prepared by

(Name) B. Christopher Battles
3150 Highway 52 West
(Address) Pelham, AL 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 FIFTEEN THOUSAND AND NO/100-----(\$115,000.00) DOLLARS

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

JOHN F. DYAR, JR. and wife, SHERRY R. DYAR

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

TROY D. ANDERSON and wife, ANDREA ANDERSON

(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 36, according to the Survey of Willow Creek, Phase Two,
as recorded in Map Book 9, Page 102, in the Probate Office
of Shelby County, Alabama.

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

\$ 109,250.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1997-10428

04/04/1997-10428
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 14.50

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 hands and seals, this 1st

day of April 19, 97

WITNESS:

John F. Dyar, Jr., by his
Attorney in fact, John F. Dyar (Seal)
JOHN F. DYAR, JR., BY HIS
ATTORNEY IN FACT, JOHN F. DYAR (Seal)
Sherry R. Dyar by her
Attorney in fact, John F. Dyar (Seal)
SHERRY R. DYAR BY HER
ATTORNEY IN FACT, JOHN F. DYAR

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that JOHN F. DYAR, as Attorney in Fact for JOHN F. DYAR, JR. and wife, SHERRY R. DYAR
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, in his capacity as such attorney in fact & with full authority
on the day the same bears date, executed the same voluntarily

Given under my hand and official seal this 1st day of April A D. 19 97

Frank J. Eshed
Notary Public