

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Billy Earl Thomas

(Address) 201 Collins Street

Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John R. Dudley, Sr. and wife, Donna A. Dudley,

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

Billy Earl Thomas and wife, Carol I. Thomas,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 23,
Township 21 South, Range 1 West, Shelby County, Alabama, described
as follows:

Beginning at the SW corner of the SE 1/4 of the SE 1/4 of Section
23, Township 21 South, Range 1 West, Shelby County, Alabama and run
thence Northerly along the West line of said 1/4-1/4 Section a
distance of 248.01 feet to a steel pin corner; thence turn 90 deg.
31 min. 11 sec. right and run Easterly 87.36 feet to a steel pin
corner; thence turn 89 deg. 37 min. 45 sec. right and run Southerly
a distance of 248.11 feet to a steel pin corner; thence turn 90
deg. 26 min. 28 sec. right and run Westerly along the South line of
said SE 1/4 of the SE 1/4 of said Section 23 a distance of 86.72
feet to the point of beginning; being situated in Shelby County,
Alabama.

Subject to taxes for 1997 and subsequent years, easements,
restrictions, rights of way, and permits of record.

\$58,900.00 of the above recited purchase price was paid from a
mortgage recorded simultaneously herewith.

04/18/1997-12137
01:04 PM CERTIFIED

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 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 17th

day of April 19 97

WITNESS:

(Seal)

John R. Dudley, Sr. (Seal)

(Seal)

Donna A. Dudley (Seal)

(Seal)

Donna A. Dudley (Seal)

STATE OF ALABAMA
Shelby

COUNTY

I, the undersigned authority
John R. Dudley, Sr. and wife, Donna A. Dudley, a Notary Public in and for said County, in said State,
hereby certify that
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 17th day of April A.D. 19 97

Mike T. Atchison
Notary Public

My Commission Expires: 10/16/2000