

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Brian H. Thorn & Suzanne B. Thorn
(Address) 1524 Timber Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Eleven Thousand & No/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANITEES herein, the receipt of which is hereby acknowledged, we
Dennis Patrick Mitchell & wife Georgia S. Mitchell
(herein referred to as grantors), do grant, bargain, sell and convey unto
Brian H. Thorn & wife Suzanne B. Thorn
(herein referred to as GRANITEES), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 39, according to the survey of Timber Park, Phase III, as recorded
in Map Book 15 page 11 in the Probate Office of Shelby County, Alabama;
being situated in 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.

\$105,450.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-18786

06/16/1997-18786
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOY HCB

TO HAVE AND TO HOLD, Unto the said GRANITEES 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 said GRANITEES, 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 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 GRANITEES, 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 30th
day of May, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

✓ Dennis Patrick Mitchell (Seal)
Dennis Patrick Mitchell
✓ Georgia S. Mitchell (Seal)
Georgia S. Mitchell

(Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Dennis Patrick Mitchell & wife Georgia S. Mitchell, whose name 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 30th day of May

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES MARCH 12, 2001

James P. Williams A.D. 19 97
Notary Public