

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

H. Brad Cook
(Name) 229 Brentwood Drive
Alabaster, AL 35007
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of One Hundred Twenty Eight Thousand Five Hundred and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Stephen M. Joyce and wife, Marain M. Joyce

(herein referred to as grantors) do, grant, bargain, sell and convey unto
H. Brad Cook and wife, Lynn M. Cook

(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 112, according to the Survey of Weatherly Brentwood Sector 15, Phase Two,
as recorded in Map Book 20, Page 8, in the Probate Office of 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.

\$ 122,050.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-26590

08/20/1997-26590
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, to 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 5th day of
August, 19 97.

(Seal) Stephen M. Joyce 8/5/97 (Seal)
Stephen M. Joyce
(Seal) Marain M. Joyce (Seal)
Marain M. Joyce

STATE OF ~~ALABAMA~~ Tennessee
COUNTY OF Hamilton

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that
Stephen M. Joyce and wife, Marain M. Joyce, 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 the 5th day of August, 19 97.

Austine Brunk
Notary Public

My Commission Expires December 14, 1998

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