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Inst # 1997-30341
09/22/1997-30341
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 22.40

Form furnished by LAND TITLE COMPANY
Send Tax Notice To:

This instrument was prepared by
William H. Holbrooks, Attorney
204 Independence Place
Birmingham, AL 35209
(Address)

Charles G. Bunce
Oliver S. Bunce
2017 Chendepine Circle
Palmer, AL 35124
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Eight Thousand and no/100 Dollars
to the undersigned grantor, of grantees in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James A. Hodges and wife, Dianne S. Hodges

(herein referred to as grantor) do, grant, bargain, sell and convey unto
Charles G. Bunce and Kay S. Bunce

12/08/1995-35363
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SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.38

(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 106, according to the Survey of Chandler South, Fourth Sector, as
recorded in Map Book 6, page 69, in the Probate Office of Shelby County,
Alabama.

Subject to taxes, easements and restrictions of record.

\$108,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, having
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 grantor 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 stated
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 4th day of
December 1995

(Seal)
James A. Hodges
(Seal)
Dianne S. Hodges

STATE OF ALABAMA
COUNTY OF JEFFERSON

Court Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
James A. Hodges and Dianne S. Hodges, 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 4th day of December 1995

Notary Public

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