

SEND TAX NOTICE TO:

(Name) Phillip O. McDuff
107 Ivy Circle
(Address) Pelham, Al. 35124

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd., Birmingham, Al. 35216

(Address)

Form 115 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifteen thousand nine hundred and no/100 (\$115,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles E. Thompson, Jr. and his wife Helen M. Thompson

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

Phillip O. McDuff and Maridy W. McDuff

(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 80, according to the Survey of Ivy Brook, Phase Two, First Addition, as
recorded in Map Book 19, Page 35 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$102,900.00 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

01/05/1998-00129
12:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 21.50

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 grantors 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 29
day of December, 1997

WITNESS:

(Seal)

CHARLES E. THOMPSON, JR.

(Seal)

(Seal)

HELEN M. THOMPSON

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State
hereby certify that Charles E. Thompson, Jr. & his wife Helen M. Thompson
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged to me, we
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 29

day of December

A.D. 1997

Inst # 1998-00129