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SEND TAX NOTICE TO:

(Name) Craig P. French
511 CANYON PARK DRIVE
(Address) PELHAM, AL 35124

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

Form 1-1-S 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 DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CRAIG P. FRENCH, an unmarried man
CLARK F. FRENCH, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
CRAIG P. FRENCH, CLARK F. FRENCH and DORIS H. FRENCH

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
PELHAM County, Alabama to-wit:

Lot 70, according to the Survey of Canyon Park Townhomes,
as recorded in Map Book 19, Page 19, in the Probate Office
of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

Subject to that certain mortgage to Countrywide Home Loans, Inc., dated the 10th
day of December, 1997, recorded in Inst. 1997-40730, in the Office of the Judge
of Probate of Shelby County, Alabama.

Inst. # 1998-08607

03/12/1998-08607
10:10 AM CERTIFIED
SHELBY COUNTY, JUDGE OF PROBATE

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 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 hands and seal(s), this 10th
day of December, 1997.

WITNESS:

(Seal)
(Seal)
(Seal)

Craig P. French (Seal)
CLARK F. FRENCH (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that CRAIG P. FRENCH, an unmarried man, and CLARK F. FRENCH, an unmarried man,
whose names 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 10th day of December, A.D. 1997.

Notary Public