

Form furnished by LAND TITLE COMPANY
if instrument was prepared by

Send Tax Notice To:

Martin, Drummond & Woosley, P.C.
(Name)

David L. Quinnelly
(Name)

204 Lakeshore Drive, Suite 130
(Address)

4543 Cayce Lane
(Address)

Birmingham, Alabama 35209

Hoover, Alabama 35244

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 EIGHTY THOUSAND NINE HUNDRED DOLLARS AND NO/100***** Dollars

the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edward M. Hauser and wife, Sharon L. Hauser

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

David L. Quinnelly and Tina C. Quinnelly

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 12, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded
in Map Book 12, page 44, 45, 46 and 47, in the Probate Office of Shelby County,
Alabama.

\$ 162,800.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

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

Inst # 1998-26520

07/14/1998-26520
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
27.00

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 9th day of
July 19 98

(Seal)

Edward M. Hauser
(Seal)

(Seal)

Sharon L. Hauser
(Seal)
Sharon L. Hauser

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Edward M. Hauser and wife, Sharon L. Hauser, 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 9th day of July 19 98

Chun W. Clanton
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept. 13, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1998-26520