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This instrument was prepared by:

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

Send Tax Notice to:

(Name) THOMAS C. O'CONNELL
(Address) 317 BALENTREE LANE
CHELSEA, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SIX THOUSAND SIX HUNDRED AND NO/100----- DOLLARS
(\$136,600.00)

to the undersigned grantor WAYNE DUTTON CONSTRUCTION, INC. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

THOMAS C. O'CONNELL and wife, MANDA D. O'CONNELL
(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 100, according to the Survey of Balentree Lake First Addition, as recorded in Map Book 22, Page 80, int he Probate Office of Shelby County, Alabama and situated in Shelby County, Alabama.

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

\$132,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1998-38348

10/01/1998-38348
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CN 13.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Wayne Dutton President,
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 25th
day of September, 19 98.

WAYNE DUTTON CONSTRUCTION, INC.

ATTEST:

Secretary

By Wayne Dutton
President

STATE OF ALABAMA

SHELBY County }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Dutton, whose name as President of Wayne Dutton Construction, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 25th day of September A.D., 19 98.

My Commission Expires:

Notary Public