

SEND TAX NOTICE TO:

(Name) Kevin Maguire and Glenda Conway

(Address) 150 Pinewood Lane
Montevallo, AL 35115

This instrument was prepared by

(Name) MITCHELL A. SPEARS, ATTORNEY AT LAW

(Address) P. O. BOX 119, MONTEVALLO, AL 35115

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTEEN THOUSAND, FIVE HUNDRED and 00/100, (\$17,500.00)-----DOLLARS

to the undersigned grantor, VIC-SAN, 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

KEVIN MAGUIRE and GLENDA CONWAY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY,
ALABAMA:

Lots 55 and 56, according to the Survey of Indian Highlands, Third
Addition, as shown by Map Book 6 page 28 in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Any prior reservation or conveyance, together with release of damages of
minerals of every kind and character, including, but not limited to gas, oil,
sand, and gravel in, on and under subject property.

General and special taxes or assessments for 1999 and subsequent years not
yet due and payable.

Building setback lines and easements as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded
in Misc. Book 009 page 208 and Deed Book 236 page 898 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s)
recorded in Deed Book 285 page 797 and Deed Book 242 page 791 in Probate Office.
Agreement with Alabama Power Company as to underground cables recorded in Misc.
Book 9 page 461 and covenants pertaining thereto recorded in Misc. Book 9 page
244 in Probate Office.

Restrictions, limitations and conditions as set out in Map Book 6 page 28.

11/19/1998-45921
08:35 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 herein shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantee 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 lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, 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 President, VICTOR R. SCOTT
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3 day of NOVEMBER 19 98

ATTEST:

Heath M. Tuck
Secretary

VIC-SAN, INC.
By Victor R. Scott, Its President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that VICTOR R. SCOTT
whose name as President of VIC-SAN, 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, 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 the 3 day of NOVEMBER 19 98

MY COMMISSION EXPIRES DECEMBER 17, 2001

Notary Public