

This form furnished by: **Cahaba Title, Inc.**

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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) Curtis Ballenger
(Address) 6524 Mill Creek Circle
Hoover, AL 35242

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 Sixty-Three Thousand 00/100 (\$ 163,000)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
J. Evan Duffy, III and wife, Suzanne H. Duffy
(herein referred to as grantors), do grant, bargain, sell and convey unto
Curtis Ballenger and wife, Sallie Stearns
(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 38, according to the Survey of the Final Record Plat of Greystone Farms, Mill
Creek Sector, Phase 2, as recorded in Map Book 21, Page 21 in the Probate Office
of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$130,400.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1999-01359

01/12/1999-01359
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 CRW 41.50

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 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 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 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 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 11th
day of January, 19 99.

WITNESS

_____(Seal)
_____(Seal)
_____(Seal)

J. EVAN DUFFY, III (Seal)
SUZANNE H. DUFFY (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that J. Evan Duffy, III and Suzanne H. Duffy, whose name 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 11th day of January, A.D., 19 99.

2-25-2001

My Commission Expires:

Notary Public