

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

Eastern Office
(205) 833-1571
FAX 833-1577

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FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Stephen Van Major, Jr. & Laurie B. Major
(Address) 160 Treymoor Drive
Alabaster, Alabama 35007

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 Fifty Eight Thousand and no/100ths---\$158,000.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

Michael P. Funk and wife, Sherry A. Funk
(herein referred to as grantors), do grant, bargain, sell and convey unto

Stephen Van Major, Jr. and wife, Laurie B. Major
(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 475, according to the Survey of Weathelry Treymoor Abbey, Sector 22,
as recorded in Map Book 21, Page 59, in the Probate Office of Shelby
Canty, Alabama; being situated in Shelby County, Alabama. Mineral and
mining rights excepted.

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

\$ 153,260.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1999-07250

02/22/1999-07250
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 13.50

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 February, 19 99.

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ MISSISSIPPI

Harrison

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Michael P. Funk and wife, Sherry A. Funk, 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 11th day of February, A.D., 19 99.

MY COMMISSION EXPIRES NOV 7 2001
BONDED THREE THOUSAND DOLLARS
My Commission Expires:

Notary Public