

THIS INSTRUMENT PREPARED BY:
JACK GLOVER, ATTORNEY AT LAW
137 CHALKVILLE ROAD NORTH
TRUSSVILLE, ALABAMA 35173

SEND TAX NOTICE TO:
DON E. WETZEL
3517 MEADOWBROOK CIRCLE
BIRMINGHAM, AL 35242

WARRANTY DEED- JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED NINETY ONE THOUSAND & 00/100'S (\$191,000.00) DOLLARS

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

HAROLD E. HITE, JR. AND CYNTHIA H. HITE, HUSBAND AND WIFE

(herein referred to as grantors do grant, bargain, sell and convey unto
DON E. WETZEL AND TINYA T. WETZEL

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 60, ACCORDING TO THE SURVEY OF MEADOWBROOK, SECOND SECTOR, FIRST PHASE, AS
RECORDED IN MAP BOOK 7, PAGE 65 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

1. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

\$130,000.00 OF THE PURCHASE PRICE RECITED HEREIN IS FROM A MORTGAGE LOAN WHICH CLOSED
SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD unto 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 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 claim of
all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 30 day of APRIL, 19 99

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

HAROLD E. HITE, JR. (Seal)

CYNTHIA H. HITE (Seal)

_____(Seal)

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that

HAROLD E. HITE, JR. AND CYNTHIA H. HITE, HUSBAND AND WIFE

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 30 day of APRIL, 19 99

[Signature]
Notary Public

MY COMMISSION EXPIRES: 6/27/2002

Inst # 1999-20467

05/14/1999-20467

12:23 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MMS 69.50

Inst # 1999-20467