

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jeffrey P. Halvorson
(Address) 60 Sharpsburg Circle
Calera, Alabama 35040

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Jeffrey P. Halvorson and wife, Karron W. Halvorson; and Gloria S. Halvorson, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeffrey P. Halvorson and wife, Karron W. Halvorson

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to wit:

Lot 18, according to the Amended Map of Ivanhoe as recorded in Map Book 6, Page 70,
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way,
and permits of record.

Also subject to that certain mortgage to First Alabama Bank, dated October 13, 1995,
recorded as Instrument #1995-30619, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GLORIA S. HALVORSON, OR OF HER
SPOUSE.

Inst. # 1999-38004

**09/10/1999-38004
09:02 AM CERTIFIED**

SHELBY COUNTY JUDGE OF PROBATE

9:00

TO HAVE AND TO HOLD unto the said GRANTEEES 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 the property 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs
and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, we have hereunto set our hands and seal this 1st
day of September, 1999.

WITNESS:

Karron W. Halvorson

(Seal)

(Seal)

Jeffrey P. Halvorson

(Seal)

(Seal)

Gloria S. Halvorson

(Seal)

(Seal)

Gloria S. Halvorson

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Jeffrey P. Halvorson, Karron W. Halvorson, and Gloria S. Halvorson
whose name is 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

1st

day of

September

A. D. 19 99

Douglas R. Phillips

Notary Public, Alabama State At Large

My Commission Expiry Jan 23 2001

Notary Public