

This instrument was prepared by

Send Tax Notice To: Samuel S. Gaston

(Name) Larry L. Halcomb

name

2028 Clear View Drive

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED THIRTEEN THOUSAND AND NO/100-----
DOLLARS (\$213,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Byron Thomas Brown and wife, Mary Grace Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto Samuel S. Gaston and wife, Debra L. Gaston

(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 7, according to the Survey of Valdaewood, as recorded in Map Book 8, page
6, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1999.

Subject to restrictions; 25 foot building line; 10 foot easement; and
right-of-way to Alabama Power Company, of record.

Grantors make no warranty of title as to mineral and mining rights.

\$ 146,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1999-41429

10/05/1999-41429
09:53 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 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 claims of all persons

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th
day of September, 19 99.

(Seal)

Byron Thomas Brown (Seal)
Byron Thomas Brown

(Seal)

Mary Grace Brown (Seal)
Mary Grace Brown

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Byron Thomas Brown and wife, Mary Grace Brown
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 30th day of September, A.D., 19 99

My Commission Expires
January 23, 2002

Larry L. Halcomb
Notary Public

Notary Public