

This instrument was prepared by

Send Tax Notice To: JOHN G. STEPHENS

(Name) GENE W. GRAY, JR.

name

5383 HARVEST RIDGE LANE

address

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$173,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOSEPH C. SHOWN AND WIFE, VICKIE B. SHOWN

(herein referred to as grantors) do grant, bargain, sell and convey unto JOHN G. STEPHENS AND WIFE, DAWN C. STEPHENS

(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 15, ACCORDING TO THE SURVEY OF MEADOW BROOK, 14TH SECTOR, AS RECORDED IN
MAP BOOK 9 PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN
REAL 41, PAGE 61.

AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL
38, PAGE 768 AND COVENANTS PERTAINING THERETO RECORDED IN REAL 38, PAGE 77
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL
37, PAGE 239.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,
INCLUDING RIGHTS SET OUT IN DEED 65, PAGE 96.

\$165,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

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 22nd
day of October, 19 99.

(Seal)

(Seal)

(Seal)

Joseph C. Shown
JOSEPH C. SHOWN
Vickie B. Shown
VICKIE B. SHOWN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
JOSEPH C. SHOWN AND WIFE, VICKIE B. SHOWN
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 22nd day of October, A.D. 19 99

GENE W. GRAY, JR.

Notary Public