

This instrument was prepared by

Send Tax Notice To: Edward J. Cohen

(Name) Lamar Ham

name

3012 Longleaf Lane

address

Helena, AL 35080

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

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 TWENTY FIVE THOUSAND NINE HUNDRED AND NO/100 ----
DOLLARS (\$125,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marsha Anne Jones Andrews, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Edward J. Cohen and wife, Dorene M. Cohen

(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 10, according to the Survey of Royal Pines, as recorded in Map Book 11,
page 51, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 124,796.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

This property is not the homestead of the Grantor herein or her spouse.

Marsha Anne Jones Andrews is one and the same person as Marsha Anne Jones.

Inst. # 1999-45281

11/03/1999-45281

09:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

901 031 10.00

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, I have hereunto set my hand(s) and seal(s), this 22nd
day of October, 19 99

(Seal)

Marsha Anne Jones Andrews

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that
Marsha Anne Jones Andrews, a married woman
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she 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. 1999

Lamar Ham

Notary Public

My Commission Expires November 9, 2001