

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Ivan A. Kronberg
(Address) 1618 Riverchase Parkway
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100ths \$500.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

Ivan A. Kronberg and wife, Barbara Piper Kronberg
(herein referred to as grantors), do grant, bargain, sell and convey unto

Ivan A. Kronberg and wife, Barbara Piper Kronberg

(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 3, according to the Survey of Riverchase West, as recorded in Map Book 6,
Page 78, and Riverchase West, First Amendment, as recorded in Map Book 6, Page 100,
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights
of way, mortgages, if any, of record.

Except all oil, gas petroleum and sulfur, together with all rights incident thereto.

Ivan A. Kronberg is the surviving grantee of that certain deed as recorded in Deed
Book 341 page 89, in the Probate Office of Shelby County, Alabama, the other
grantee, Elsie E. Kronberg, having died on or about the 25th day of July, 1998.

02/11/2000-04326
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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 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 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 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 9th
day of February, 19 2000

WITNESS

(Seal)

(Seal)

(Seal)

Ivan A. Kronberg (Seal)
Ivan A. Kronberg
Barbara Piper Kronberg (Seal)
Barbara Piper Kronberg (Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Ivan A. Kronberg and wife, Barbara Piper Kronberg, whose names 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 9th day of February, A.D., 19 2000

MY COMMISSION EXPIRES FEBRUARY 28, 2001

My Commission Expires:

Notary Public

Inst • 2000-04326