

This instrument was prepared by

Send Tax Notice To: Thurlan D. Yarbrough

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

name
325 Savannah Circle
address
Calera, Alabama 35040

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 Thirty-Nine Thousand, Nine Hundred & no/100-----
(\$239,900.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charlie F. Chancellor d/b/a C & W Construction, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thurlan D. Yarbrough and Elizabeth Yarbrough

(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 423, according to the Survey of Savannah Pointe, Sector V, Phase
I, as recorded in Map Book 26, Page 50, in the Office of the Judge of
Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 215,910.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of Charlie F. Chancellor
nor that of his spouse.

Inst # 2001-04691

02/09/2001-04691
09:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 35.00

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 31st
day of January, 19xx2001.

____ (Seal)

____ (Seal)

____ (Seal)

Charlie F. Chancellor (Seal)

Charlie F. Chancellor d/b/a C & W
Construction (Seal)

____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
Charlie F. Chancellor d/b/a C & W Construction
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of January A.D., 2001

William H. Halbrooks

Notary Public