

This instrument was prepared by

Send Tax Notice To: Kathryn Hutler
Margaret Hutler
name
7542 Spencer Lane
address
Helena, Alabama 35080

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 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 Five Thousand, Nine Hundred Eighty-Nine & no/100-----
(\$105,989.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael B. Miller and wife, Keri L. Miller
(herein referred to as grantors) do grant, bargain, sell and convey unto
Kathryn Hutler and Margaret Hutler

(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 29, according to the Survey of Wyndham Townhomes, as recorded in Map Book
22, Page 124, in the Probate Office of Shelby County, Alabama. Mineral and
mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

\$ 105,158.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

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 24th
day of May, 2002.

(Seal)

Michael B. Miller (Seal)

(Seal)

(Seal)

(Seal)

Keri L. Miller (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned
Michael B. Miller and Keri L. Miller, a Notary Public in and for said County, in said State, hereby certify that
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 24th day of May A.D., 2002.

William H. Halbrooks

Notary Public