

This instrument was prepared by

(Name) Donna Hurt
124 Coales Branch Dr.
(Address) Pelham, Al. 35124

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-five thousand and no/100 (\$95,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Sean C. Tinney and his wife Monique K. Tinney

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donna Hurt and William Daniel Hurt

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 13, according to the Survey of First Sector, Hidden Creek II, as recorded
in Map Book 24, Page 94 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 31
day of May, 2002,

WITNESS:

SCJ (Seal) SCJ (Seal)
SEAN C. TINNEY
Monique K. Tinney (Seal) Monique K. Tinney (Seal)
MONIQUE K. TINNEY (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Sean C. Tinney and his wife Monique K. Tinney
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

31

day of

May, 2002

A. D.,

Patricia K. Martin

Notary Public