

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Dennis G. Dease, Jr.
name
2024 Highland Drive
address
Birmingham, AL 35244

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 SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$268,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Keith Cameron Conner, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto Dennis G. Dease, Jr. and wife, Kimberly R.
Dease

(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 48, according to the Amended Map of the Highlands, 1st Sector, as recorded
in Map Book 19, Page 132, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2002.

Subject to restrictions or covenants, 35 foot building line, 10 foot easement
on front, and restrictions as shown by recorded map, of record.

\$ 214,800.00 of the purchase price was paid from the proceeds of 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, I have hereunto set my hand(s) and seal(s), this 29th
day of August, 2002.

_____(Seal) Keith Cameron Conner (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify t
Keith Cameron Conner, a single man
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before
on this day, that, being informed of the contents of the conveyance he executed the same voluntari
on the day the same bears date.

Given under my hand and official seal this 29th day of August A.D., 2002
Larry L. Halcomb Notary Public
My Commission Expires January 23, 2006