

This instrument was prepared by
(Name) Massey, Stotser & Nichols, P.C.
(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: Ronald B. Yount
name
1907 Chandabrook Drive
address
Pelham, Alabama 35124

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 FIFTY TWO THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$152,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cody Jenkins Berguson and wife, Leslie Berguson

(herein referred to as grantors) do grant, bargain, sell and convey unto Ronald B. Yount and wife, Deborah Yount

(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 18, according to the Survey of Chaparral, Third Sector, as recorded in Map
Book 8 page 165, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to: (1) Taxes for the year 2003 and subsequent years. (2)
Easements, restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any. (3) Mineral and mining rights, if any.

\$137,600.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Note: Cody Jenkins Berguson and Cody Jenkins Burguson are one and the same person.

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 21st
day of October, 2002.

_____(Seal) Cody Jenkins Berguson _____(Seal)
_____(Seal) Leslie Berguson _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, the undersigned
Cody Jenkins Berguson, and wife, Leslie Berguson, a Notary Public in and for said County, in said State, hereby certify that
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of October, 2002
E.C.O.

