

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: CHRISTOPHER CARR
name
2925 MACALPINE CIRCLE
address
BIRMINGHAM, ALABAMA 35242

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 EIGHTY THOUSAND EIGHT HUNDRED AND NO/100-----
----- DOLLARS (\$180,800.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
VIVIAN KRASENBAUM AND HUSBAND, BURTON R. KRASENBAUM

(herein referred to as grantors) do grant, bargain, sell and convey unto CHRISTOPHER CARR AND WIFE, ABBEY CARR

(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 37, BLOCK 2, ACCORDING TO THE SURVEY OF FIRST ADDITION TO SELKIRK, AS
RECORDED IN MAP BOOK 7, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 1, 2004.
RESTRICTIONS, EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDEGROUND RESIDENTIAL
DISTRIBUTION SYSTEM AS RECORDED IN MISC. BOOK, PAGE 775.
RESTRICITONS AND COVENANTS RECORDED IN MISC. BOOK 31, PAGE 783 AND DEED VOLUME
31, PAGE 185.
MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

ALL OF THE CONSIDERATION WAS PAID FROM TWO MORTGAGE LOANS.

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 15th
day of December, 2003.

_____(Seal) Vivian Krassenbaum (Seal)
VIVIAN KRASENBAUM
_____(Seal) Burton R. Krassenbaum (Seal)
BURTON R. KRASENBAUM
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
VIVIAN KRASENBAUM AND HUSBAND, BURTON R. KRASENBAUM
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 15th day of December, A.D., 2003

Gene W. Gray, Jr.

Notary Public