

SEND TAX NOTICE TO:

(Name) Mark Allen Hicks
1084 Village Trail
(Address) Calera, AL 35040

This instrument was prepared by

(Name) Patricia K. Martin, P.C.
2090 Columbiana Road, Suite 3200
(Address) Birmingham, AL 35216

Form 1-1-5 Rev. 2/00

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

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eleven Thousand Nine Hundred and NO/100-(\$111,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Chris Garrett and wife, Amy M. Garrett

(herein referred to as grantors) do grant, bargain, sell and convey unto
Mark Allen Hicks and wife, Anna Marie Hicks

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the folling described real estate situated in
Shelby

County, Alabama, to-wit:

Lot 122, according to a Resurvey of Lots 121 and 122, Waterford Village, Sector 1,
as recorded in Map Book 31, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a
lien but not yet payable.

\$ 89,520.00 of the above recited purchase price was paid from the proceeds of
a mortgage loan closed simultaneously herewith.

\$ 22,380.00 of the above recited purchase price was paid from the proceeds of
a second mortgage loan closed simultaneously herewith.

Amy Maddox and Amy M. Garrett 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 sewered 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 administrtors 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 23rd
day of April, 2004.

WITNESS:
.....(Seal)
.....(Seal)
.....(Seal)
.....(Seal)
.....(Seal)
.....(Seal)

Chris Garrett (Seal)
Amy M. Garrett (Seal)
.....(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Chris Garrett and wife, Amy M. Garrett
whose name 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 23rd day of April, A. D., 20 04
Patricia K. Martin
Notary Public.