

Prepared by:
 Marcus Hunt
 2870 Old Rocky Ridge Rd., Suite 160
 Birmingham, AL 35243

Send Tax Notice To:
 Scott D Romanowski
 Kelley Romanowski 2101 Brook
 Highland Ridge
 Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
 County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Twenty Thousand Dollars and No Cents (\$620,000.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

James T Dorwaldt and Kathy Dorwaldt, husband and wife, whose mailing address is:

3919 Westminster Lane Vestavia AL 35243

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Scott D Romanowski and Kelley Romanowski, whose mailing address is:

2101 Brook Highland Ridge, Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 2101 Brook Highland Ridge, Birmingham, AL 35242 to-wit:

Lot 2125, according to the Survey of Brook Highland, 21st Sector, recorded in Map Book 18, Page 52, in the Probate Office Shelby County Alabama.

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

\$320,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 27th day of September, 2017.

James T Dorwaldt
 James T Dorwaldt

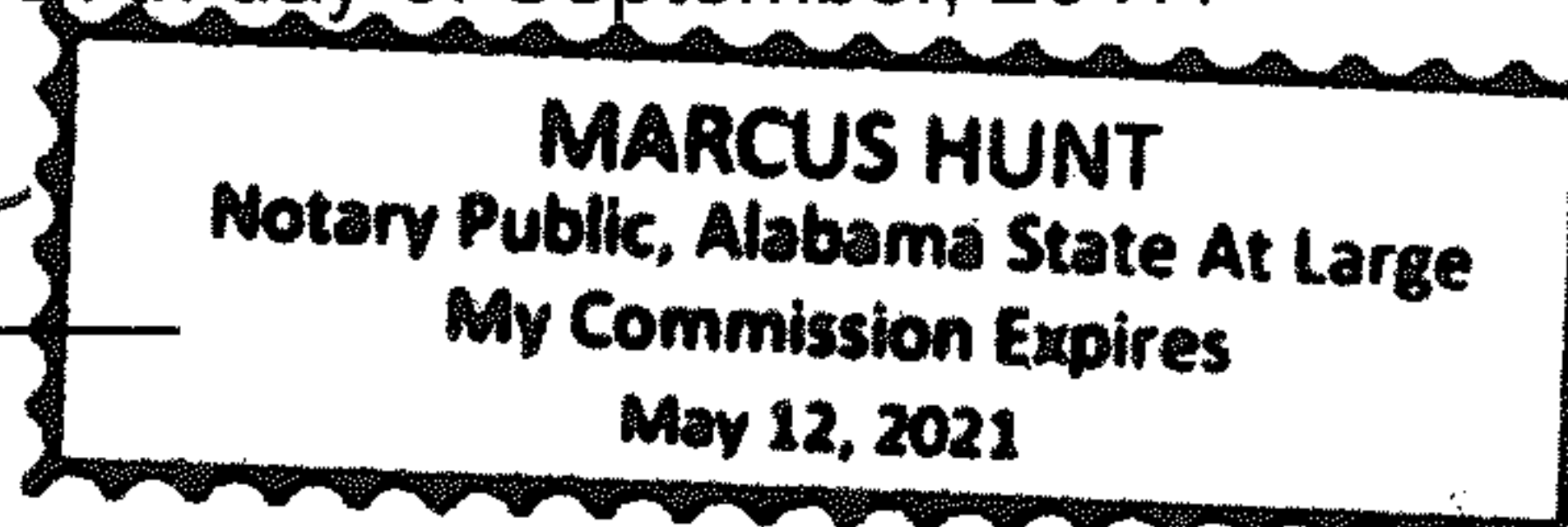
Kathy Dorwaldt
 Kathy Dorwaldt

State of Alabama
 County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T Dorwaldt and Kathy Dorwaldt, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of September, 2017.

Marcus Hunt
 Notary Public, State of Alabama
 Printed Name of Notary
 My Commission Expires: 5/12/21



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/02/2017 03:48:30 PM
 \$315.00 CHERRY
 20171002000358530

[Signature]