

This instrument was prepared by

(Name) Bruce L. Gordon

9858

Jefferson Land Title Service Co., Inc.

(Address) 1500 City National Bank Building
Birmingham, Alabama 35203

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Two Thousand Nine Hundred and No/100 DOLLARS
(\$62,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WILLIAM J. ACTON and wife, MARTHA E. ACTON
(herein referred to as grantors) do grant, bargain, sell and convey unto
MERLE F. GARDNER and wife, MARLENE G. GARDNER

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot 11, according to the Survey of Indian Valley, Second Sector,
as recorded in Map Book 5, Page 75 in the Probate Office of
Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record

\$56,600.00 of the above-recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

BOOK 306 PAGE 100



19770616000059820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/16/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 14th
day of June, 1977

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

See Map 366-198
\$6.50
JUN 16 PM 2:19

(Seal)

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

(Seal)

See 150
JUN 100
\$9.00

William J. Acton

WILLIAM J. ACTON

(Seal)

Martha E. Acton

MARTHA E. ACTON

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that William J. Acton and wife, Martha E. Acton
whose names 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 14th day of June, A. D., 1977

John M. McIlroy

Notary Public.