

(Name) William R. Myers, Attorney at Law, LORANT, HARRIS & YEAROUT
(Address) 1415 First Alabama Bank Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS
and the assumption of the below described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mabry E. Garner and Celeste Dixon Garner
(herein referred to as grantors) do grant, bargain, sell and convey unto

Mabry E. Garner and wife, Celeste Dixon Garner
(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 Jefferson and Shelby County, Alabama to-wit:

Lot 38, according to the Survey of River Estates as recorded in
Map Book 53, Page 55, in the Office of the Judge of Probate of
Jefferson County, Alabama and in Map Book 4, Page 27, in the
Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted to part of lot situated in
Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein, hereby expressly
assume and promise to pay that certain indebtedness secured by
that certain mortgage heretofore executed by James Ivey Houston
and wife, Aubrey Houston to Cobbs, Allen & Hall Mortgage Company,
Inc., recorded in Volume 6792, Page 165 (Jefferson County, Alabama),
and to Mortgage Book 279, Page 214, (Shelby County, Alabama),
according to the terms and conditions of said mortgage and the
indebtedness secured thereby.

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 12th
day of May, 1980

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
1980 MAY 15 AM 9:27
Deed Tax - 1.50
Rec. 1.50
2.1.00
(Seal) 300
Mabry E. Garner (Seal)
Celeste Dixon Garner (Seal)
Judge of Probate (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Bobby Clayton, a Notary Public in and for said County, in said State,
hereby certify that Mabry E. Garner and Celeste Dixon Garner
whose name S 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 12th day of May, A. D., 1980