

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,

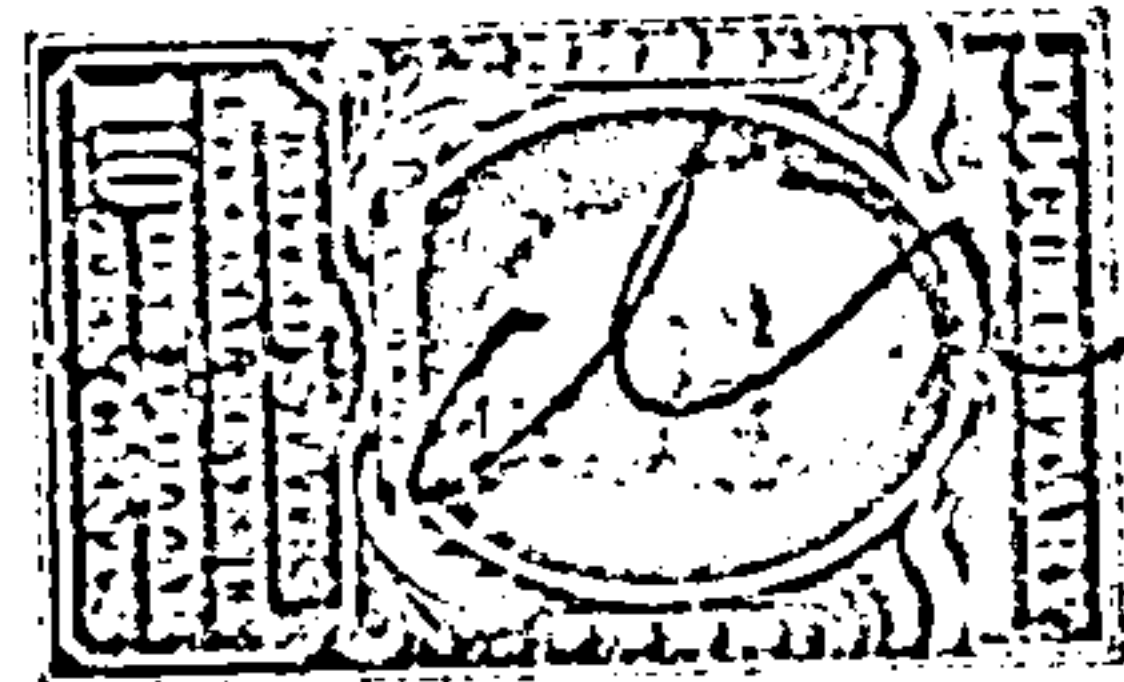
That in consideration of TEN DOLLARS and other good and valuable consideration ~~20 DOLLARS~~
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. M. Bearden and wife, Lois D. Bearden

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas F. Garrett and wife, Belvin Garrett

(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:

Lots 19 and 20 in Block 2, according to survey of Legion Heights, being
situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 30, Township 18, Range 2 East,
Sterrett, Shelby County, Alabama, as shown by map of said survey on
record in the Probate Office of Shelby County, Alabama.

AS a part of the consideration for the property herein described the grantees,
Thomas F. Garrett and wife, Belvin Garrett, assume and agree to pay the
balance of indebtedness secured by that certain mortgage given to
O'Neal Homes, Inc., on September 9, 1960, in the amount of 850.00 Dollars.



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 21st
day of June, 1962.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-21-62
RECORDED & \$1.00 INTO TAX
& \$2.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

J. M. Bearden
J. M. Bearden
Lois D. Bearden
(Lois D. Bearden)

STATE OF ALABAMA
SHELBY COUNTY

Conrad M. Jambro
JUDGE OF PROBATE General Acknowledgment

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State,
hereby certify that J. M. Bearden and wife, Lois D. Bearden
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 21st day of June, A. D., 1962.

Wales W. Wallace, Jr.
Notary Public.

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