

This instrument was prepared by

Edgar M. Elliott, III
Rives, Peterson, Pettus & Conway

(Name)

1700 - 2121 Building

(Address)

Birmingham, Alabama

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

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100 (\$10,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert A. Strozier and wife, Sue W. Strozier

(herein referred to as grantors) do grant, bargain, sell and convey unto Pete Anastasia and wife,
Sylvia Anastasia

(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 seven (7) in Block six (6) in Indian Springs Ranch, being
a subdivision of a part of the north half of the southeast
quarter and the southeast quarter of the southeast quarter of
section twenty-nine; a part of the southwest quarter of the
southwest quarter of section twenty-eight; a part of the east
half of the northeast quarter of Section thirty-two; and a
part of the west half of the northwest quarter of section
thirty-three; all in township nineteen south of range two west
situated in Shelby County, Alabama, according to the plat
thereof prepared by A. A. Winters, Registered Surveyor, and
recorded in the Office of the Judge of Probate of Shelby
County, Alabama, on September 26, 1958, in Map Record 4, Page
29, subject to easements and restrictive covenants of record.

Subject to: Line permits running to Alabama Power Company dated August 18,
1955, September 1, 1955, September 2, 1955, and recorded, respectively, in
the Probate Office of Shelby County, Alabama, in Deed Book 176, Pages 73, 71,
and 75; Restrictions dated September 25, 1958, and recorded in Deed Book 195,
Page 467, in the Office of the Judge of Probate of Shelby County, Alabama;
Right of way deed dated January 8, 1948, from Fannie F. Johnson, a single
woman, to Shelby County, recorded in Deed Book 135, Page 7, in the Probate
Office of Shelby County, Alabama.

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 ~~we~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 February, 1968

WITNESS:

(Seal)

(Seal)

(Seal)

Robert A. Strozier
Sue W. Strozier

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

COUNTY

the undersigned

hereby certify that Robert A. Strozier and wife, Sue W. Strozier
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 February A. D., 1968

Edgar M. Elliott III
Notary Public.