

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, 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 }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sanford Edwards, Jr. and wife, Carole Arnold Edwards

(herein referred to as grantors) do grant, bargain, sell and convey unto

Johnny M. Shivers and Roberta Shivers

(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:

Commence at the intersection of the north line of Valley Street with the west line of
Shelby Street, thence run northwest along the west line of Shelby Street a distance of
133.0 feet; thence turn an angle of 90 deg. to the left and run a distance of 100 feet to
the point of beginning; thence continuing in the same direction a distance of 110 feet;
thence turn an angle of 90 deg. to the right and run a distance of 100.0 feet; thence turn
an angle of 90 deg. to the right and run a distance of 110.0 feet; thence turn an angle
of 90 deg. to the right and run a distance of 100.0 feet to the point of beginning; situated
in Section 21, Township 22 South, Range 3 West, Shelby County, Alabama.

Also a 20 foot easement for a driveway extending from Shelby Street, being more particularly
described as follows: Commence at the intersection of north line of Valley Street with
west line of Shelby Street, according to Original Map of town of Montevallo, Alabama; thence
run northwest along west line of Shelby Street 233.0 feet to point of beginning; thence
turn an angle of 90 deg. to left and run 210 feet; thence turn an angle of 90 deg. to the
right and run 20 feet; thence turn an angle of 90 deg. to the right and run a distance of
210 feet to west line of Shelby Street; thence turn an angle of 90 deg. to right and run
southeast along west line of Shelby Street 20 feet to point of beginning. This driveway
shall be for the benefit of all persons who shall own land abutting said driveway.

STATE OF ALABAMA
COUNTY OF SHELBY
RECEIVED
OCT 12 1970
NOTARY PUBLIC
MARTHA B. JOINER

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 7th
day of October, 1970

WITNESS:

(Seal)
(Seal)
(Seal)

Sanford Edwards Jr. (Seal)
Carole Arnold Edwards (Seal)
(Seal)

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STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

Martha B. Joiner, a Notary Public in and for said County, in said State,
hereby certify that Sanford Edwards, Jr. and wife, Carole Arnold Edwards
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 7th day of October, A. D., 1970
Martha B. Joiner
Notary Public.