

This instrument was prepared by

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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,

See Mtg 339-217

That in consideration of Twenty five thousand and No/100 - ----- DOLLARS
Assumption of hereinafter described mortgage and execution of Purchase Money Mortgage in the
amount of \$27,751.65
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles J. Townsend and wife, Molly M. Townsend

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

Gipson M. Arthur and wife, Iva Nora Arthur

(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 26 and 27, Butte Woods Ranch Addition to Altadena Valley as
recorded in Map Book 5, page 1, in Office of Judge of Probate of
Shelby County, Alabama.

Subject to ad valorem taxes for tax year 1974;
Subject to restrictive covenants in D. Book 232, page 296 and amended in
D. Book 240, page 89;
Subject to 35 foot building set back line from Butte Woods Way;
Subject to title to minerals underlying caption lands with mining rights and
privileges pertaining thereto;
Subject 10 foot perimeter easement as shown on recorded map of subdivision;
Subject to transmission line permit to Alabama Power Company in Deed Book 234
page 481, also Deed Book 232, page 724 and Deed Book 238, page 96;
Subject to that certain mortgage executed by Charles J. Townsend and wife,
Molly M. Townsend, to City Federal Savings & Loan Association recorded in
Mortgage Book 307, page 949, in aforesaid Probate Office, which said mortgage
the grantees herein expressly agree to assume and to pay according to its
terms and conditions.

19740520000024420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1974 12:00:00 AM 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 17th
day of May, 1974.

STATE OF ALABAMA
SHELBY COUNTY
WITNESS
INSTRUMENT WAS FILED
1974 MAY 20 AM 7:32
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

Charles J. Townsend (Seal)
Molly M. Townsend (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 Charles J. Townsend and wife, Molly M. Townsend
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 17th day of May, A. D., 1974.

Michael A. Newsom
Notary Public.