

This instrument was prepared by

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of One Thousand and no/100----- 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,
L. C. Payne and wife, Maggie Payne
(herein referred to as grantors) do grant, bargain, sell and convey unto
John A. (Jack) Griffin and Lillian Griffin

(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:

Beginning at the northeast corner of Section 2 running in a Westerly direction to the
east right-of-way line of the Birmingham-Montgomery Highway; then in a southerly direction
parallel with the Birmingham-Montgomery highway right-of-way 86 feet to point of beginning;
thence in an easterly direction parallel with Nickerson Garage apartment 300 feet; thence in
a southerly direction 52 feet; thence in a westerly direction 300 feet; thence in a northerly
direction parallel with the Birmingham-Montgomery Highway 52 feet to point of beginning;
lying and being in Section 2, Township 21, Range 3 West.

19740701000031960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/01/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL - 1 AM 7:07
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

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BOOK

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 16th
day of October, 1973

WITNESS:

(Seal) L. C. Payne (Seal)
(Seal) Maggie Payne (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State,
hereby certify that L. C. Payne and wife, Maggie Payne
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 16th day of October, A. D., 1973.
Martha B. Joiner
Notary Public.