

This instrument prepared by
(Name) W. A. Jenkins, Jr.
(Address) 302 Frank Nelson Building, Birmingham, Alabama
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Thirty-two Thousand Nine Hundred and No/100 ----- DOLLARS
(\$32,900.00) *See Mtg 342-91*

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Harold E. Robertson and wife, Mary N. Robertson and
Larry Dillard and wife, Martha S. Dillard
(herein referred to as grantors) do grant, bargain, sell and convey unto

Edward Hilton Gardner and wife, Lydia Gardner
(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:

19740926000047600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/26/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Recd Sep 26 1974
1974 SEP 26 AM 8:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Lot 1, according to Monte-Tierra, as recorded in
Map Book 5, Page 114, in the Probate Office of
Shelby County, Alabama.
Subject to:
1. Ad Valorem taxes due for the current year, 1974.
2. 30' building line and 10 foot easement on rear for public
utilities as shown by recorded map.
3. Right of Way to Alabama Power Company recorded in Vol.
112, Pg. 456, and Vol. 123, Pg. 433, in the said Probate Office.
4. Restrictions contained in Misc. Vol. 2, Pg. 619, in said
Probate Office.

\$32,400.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

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 23rd
day of September, 19 74.

XXXXXXX
Harold E. Robertson (Seal)
Harold E. Robertson

Larry Dillard (Seal)
Larry Dillard

Mary N. Robertson (Seal)
Mary N. Robertson

Martha S. Dillard (Seal)
Martha S. Dillard

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Harold E. Robertson and wife, Mary N. Robertson and Larry Dillard
and wife, Martha S. Dillard 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 23rd day of September, A. D. 19 74.
[Signature]
Notary Public.
My Commission Expires October 8, 1974