

(Name) Leo E. Costello, Attorney at Law 6315 Jefferson Land Title Service Co., Inc.
(Address) 3716 - 5th Avenue South, Birmingham, Alabama, 35222
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of Five Thousand One Hundred Dollars (\$5,100.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Carl D. Bennett and wife, Peggy L. Bennett

(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry L. Scherer and wife, Shirley A. Scherer

(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 62, Woodland Hills, First Phase, 4th Sector as recorded in
Map Book Six, page 24, in the Probate Office of Shelby County,
Alabama. Subject to easements and restrictions of record.

Grantees do hereby assume and agree to pay that certain mortgage
from Carl D. Bennett and wife, Peggy L. Bennett to Real Estate
Financing, Inc., dated August 29, 1974, as recorded in Mortgage
Book 341, page 592, in the principal amount of Thirty-four thousand
Five Hundred and Fifty Dollars (\$34,550.00).

BOOK 299 PAGE 433

19760625000058850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/25/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 25 AM 11:40
Deed Book 552
Conrad M. McArthur
JUDGE OF PROBATE

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 ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~Jan~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XI~~ (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, 1976.

WITNESS:

(Seal) Carl D. Bennett (Seal)
(Seal) Peggy L. Bennett (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Carl D. Bennett and wife, Peggy L. Bennett, a Notary Public in and for said County, in said State,
hereby certify that whose name s 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. 1976.