

This instrument was prepared by

(Name) Randall E. Thompson

(Address) 500 Southland Drive, Suite 114, Birmingham, Alabama 35226

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 Ten and no/100 (10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donald A. Bowden, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Tony Montalbano and wife, Willie Pearl Montalbano
(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:
SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 1 West.

Grantor establishes for the use of the Grantees, his heirs and assigns, an easement
20 feet in width over and across the property adjacent to the above described
property, now owned by grantor, for the sole purpose of ingress and egress.

19761104000106640 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/04/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV -4 PM 2:47
Jesse May, Sr.
Clerk of Probate
JUDGE OF PROBATE

BOOK 301 PAGE 911

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, I have hereunto set my hand(s) and seal(s), this 9th
4th
day of June, 1976.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Donald A. Bowden (Seal)
_____(Seal)
_____(Seal)

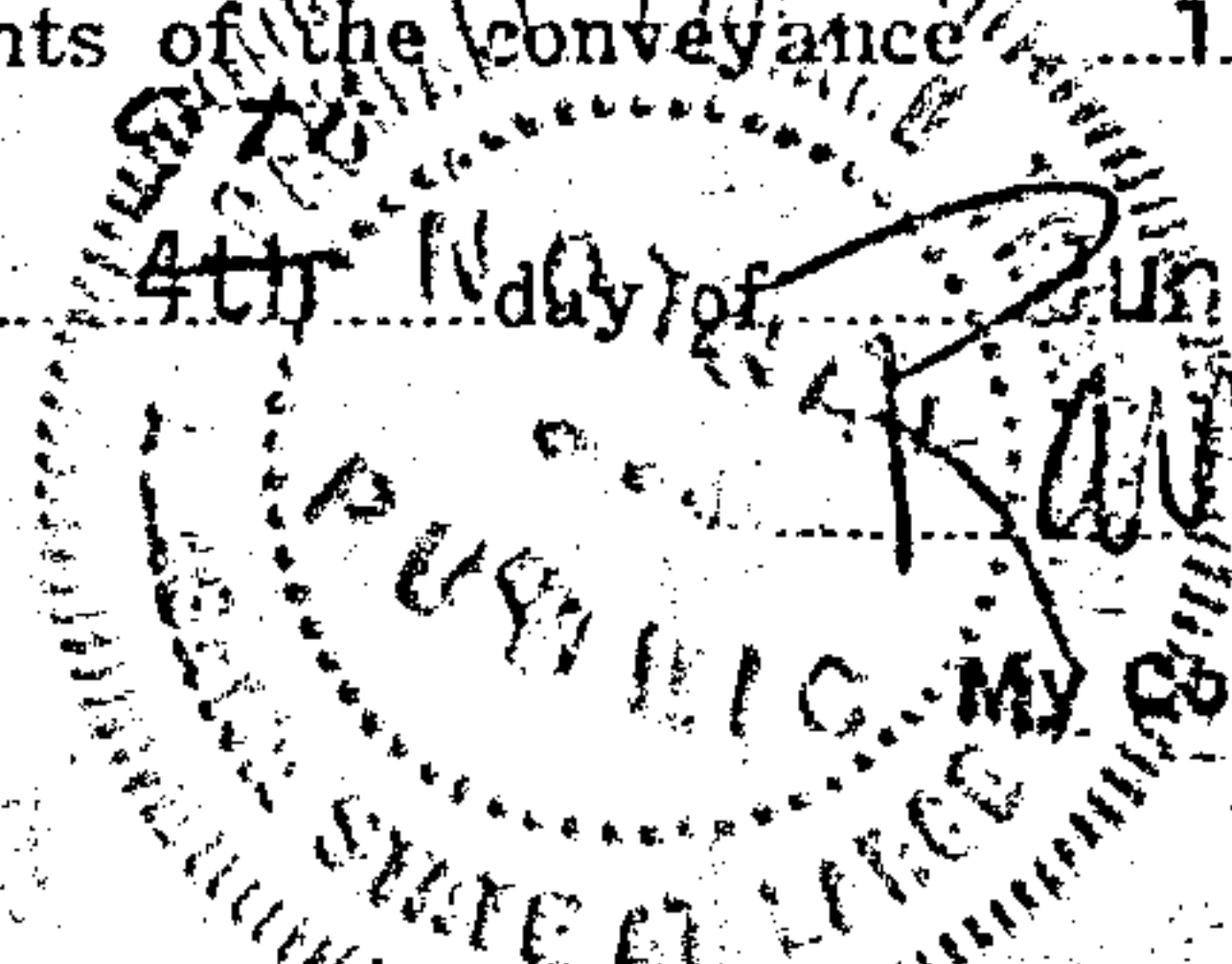
STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Randall Edward Thompson, a Notary Public in and for said County, in said State,
hereby certify that Donald A. Bowden
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance is executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 4th day of June, A. D., 19 76



Randall Edward Thompson
Notary Public.