

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
(Address) 3410 Independence Drive, Birmingham, Alabama 35209

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,

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
L. Denton Cole, Jr. and wife, Marcia B. Cole
(herein referred to as grantors) do grant, bargain, sell and convey unto
Leonard Hultquist, II and wife, Mary Frances Hultquist
(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 10, in Block 3, according to the Survey of Brookfield
Subdivision, Second Sector, as recorded in Map Book 6, Page
16, in the Office of the Judge of Probate of Shelby County,
Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid
balance of that certain mortgage to Johnson-Rast & Hays Company as recorded in Book 348,
Page 814 and assigned in Misc. 12, Page 715, Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
02/03/1977 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 1st
day of February, 1977

WITNESS:

(Seal) L. Denton Cole, Jr.
(Seal) Marcia B. Cole
(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 L. Denton Cole, Jr. and wife, Marcia B. Cole
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 1st day of February, A. D., 1977.

Notary Public.