

This instrument was prepared by

(Name) Ruth Lee
Ruth Lee Realty
1529 Bessemer Road

(Address) Birmingham, Alabama 35208

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 Fourteen Thousand Seven Hundred DOLLARS
and the assumption of the herein named mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Roy Allen and wife Connie L. Allen
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kay Johnson, a single woman

(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 4, in Block 4, according to the map of Arden Subdivision to the Town of Montevallo,
as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby
County, Alabama.

Subject to the following:

Mortgage executed by James Roy Allen and Connie L. Allen, to Mortgage Investors, Inc.,
recorded in Mortgage Book 336, Page 164, and transferred and assigned to Federal National
Mortgage Association, by instrument recorded in Misc. Volume 7, Page 868, and which the
grantee named herein agrees to assume and pay.

Advalorem taxes for the year 1979, which said taxes are not due or payable until
October 1, 1979.

All easements and restrictions of record.

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Shelby Cnty Judge of Probate, AL
12/06/1978 12:00:00AM 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 4th
day of December, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.

(Seal)

(Seal)

(Seal)

(Seal)

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(Seal)

STATE OF ALABAMA

Shelby COUNTY

Recd 15.00
Reg. 1.50
Ind. 1.00
17.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James Roy Allen & wife Connie L. Allen
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 4th day of December, A. D. 1978

Mary Ruth Lee
Public.