

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35209

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Shelby Cnty Judge of Probate, AL
05/22/1980 00:00:00 FILED/CERTIFIED

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 One hundred two thousand five hundred and no/100 (\$102,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard A. Franey and wife, Deanna S. Franey
(herein referred to as grantors) do grant, bargain, sell and convey unto
Albert M. Garratt and Barbara A. Garratt

(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 60, according to the map and survey of Quail Run, Phase 2, as recorded in Map Book 7,
Page 113, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1980.

Subject to easements, building lines, restrictions and rights of way of record.

\$ 40,000.00 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~~ (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 19th
day of May, 1980

WITNESS: See mtg 402-861
STATE OF ALA. SHELBY CO.
Deed 62.50 I CERTIFY THIS (Seal)
Recy 1.50 INSTRUMENT WAS FILED
Ind. 1.00 1980 MAY 22 AM 8:33
LS. 00
Thomas G. Proctor, Jr. (Seal)
JUDGE OF PROBATE

Richard A. Franey (Seal)
RICHARD A. FRANEY
Deanna S. Franey (Seal)
DEANNA S. FRANEY
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Richard A. Franey and wife, Deanna S. Franey
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 19th day of May, A. D., 1980
Larry L. Halcomb
Notary Public