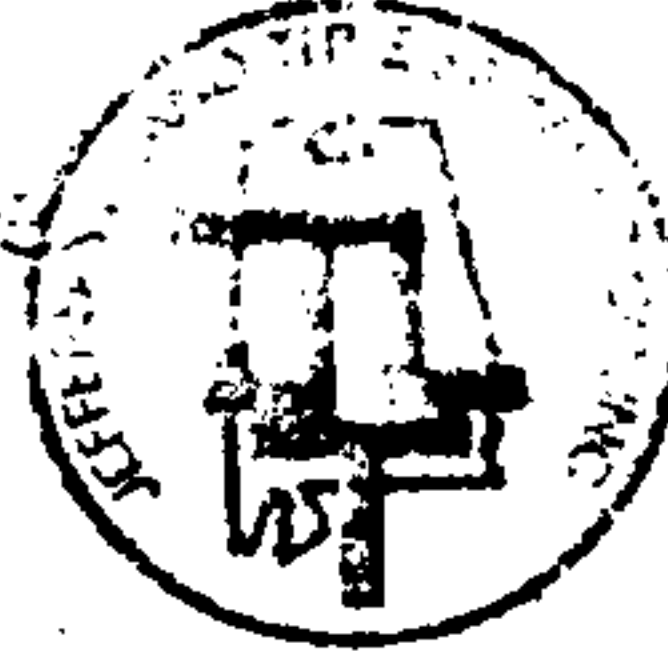


This instrument was prepared by

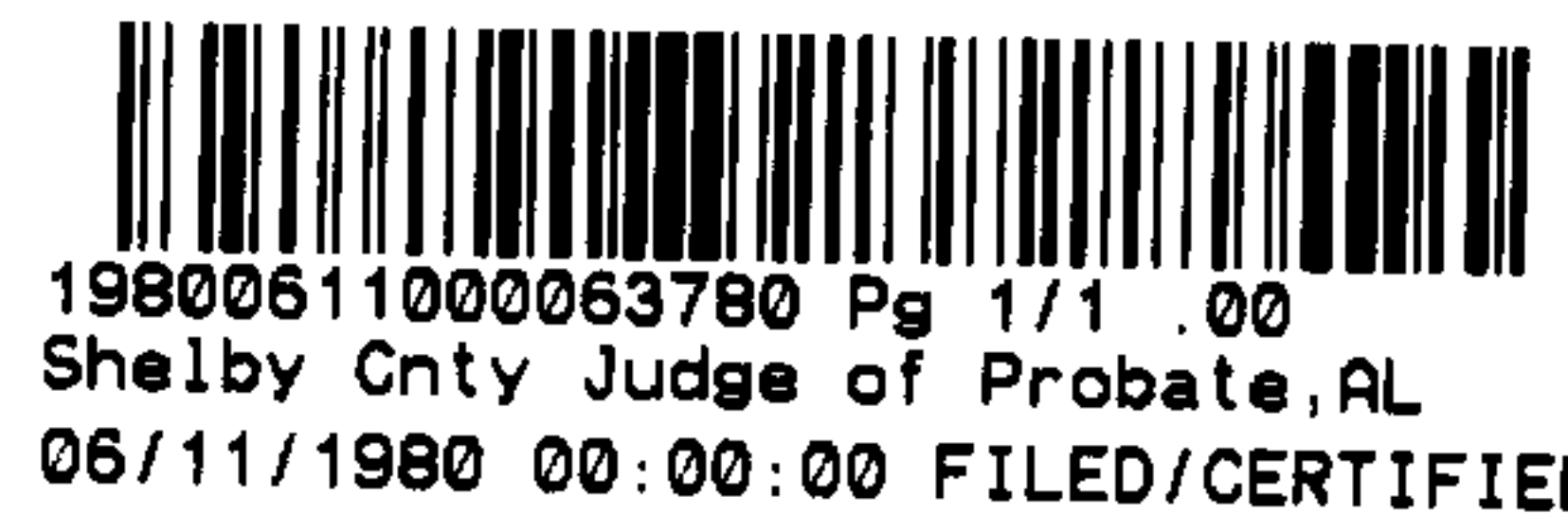
336

(Name) Harrison, Conville Harrison & Justice
P.O. Box 357
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
113 1/2 NORTH ... BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and no/100----- DOLLARS
the assumption of the unpaid balance due on mortgage executed by Ted A. Johnson
wife Shirley J. Johnson to Paul & Pearl Byram in Mtg. Bk 370, Pg 666 in Probate
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ted A. Johnson and wife, Shirley J. Johnson
(herein referred to as grantors) do grant, bargain, sell and convey unto
Peter M. Grubbs and Pamela R. Grubbs

(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:

PARCEL I: A part of the NE 1/4 of the NE 1/4 of Section 34, Township 21, Range 1 West, described as follows: Commencing at a point on the West line of said forty acres where the North right-of-way line of the Columbiana and Calera Highway crosses said West line, and run East along the North right-of-way line of said highway 150 yards; run thence North 210 yards to the point of beginning of the lot herein described; run thence North 35 yards; thence West 70 yards, more or less, to the NE corner of the lot sold to Lillian and Oleander Davis; thence South 35 yards; run thence East 70 yards, more or less, to the point of beginning.

PARCEL II: Commence at the NE corner of Section 34, Township 21 South, Range 1 West; thence run West along the Northline of said Section 34 a distance of 830.01 feet; thence turn an angle of 87 degrees 48 minutes 30 seconds to the left and run a distance of 118.75 feet to the point of beginning; thence continue in the same direction a distance of 105.00 feet; thence turn an angle of 92 degrees 24 minutes 12 seconds to the right and run a distance of 275.00 feet; thence turn an angle of 96 degrees 54 minutes 18 seconds to the right and run a distance of 102.70 feet; thence turn an angle of 82 degrees 26 minutes 24 seconds to the right and run a distance of 258.26 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4, Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 0.63 acres.

BOOK 326 PAGE 877

Subject to easements and restrictions of record.

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 2 day of June, 1980

WITNESS:

Witness signatures: [Handwritten signatures of witnesses]

Signatures of Ted A. Johnson and Shirley J. Johnson with notary seal and date.

FLORIDA
STATE OF ALABAMA
ESCAMBIA COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Ted A. Johnson and wife, Shirley J. Johnson whose names 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 2nd day of June, 1980
Belinda A. Walker