

This instrument was prepared by

(Name).....⁸³² John Burdette Bates, Attorney at Law.....

(Address)..... 2017-E Avenue E, Birmingham, Alabama.....

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 TWO THOUSAND FIVE HUNDRED AND 00/100 (\$ 2,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ELVIE GATES BROWN, AN UNMARRIED WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES GATES AND WIFE, SHIRLEY GATES

(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:



19800825000093620 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/25/1980 00:00:00 FILED/CERTIFIED

The E¹/₂ of the W¹/₂ of the N¹/₂ of the SE¹/₄ of the SE¹/₄ of Section 13, Township 19, Range 2 East,
Shelby County, Alabama. Containing 5 acres more or less.

ALSO:

A non exclusive easement 15 feet in width, for ingress and egress to the above described
real estate, over and across the Most Northerly 15 feet of the SW¹/₄ of the SE¹/₄ and the W¹/₂
of the W¹/₂ of the N¹/₂ of the SE¹/₄ of the SE¹/₄ of Section 13, Township 19, Range 2 East, Shelby
County, Alabama.

Subject to ad valorem taxes for the year 1980, and all other easements, restrictions and
other matters of record.

The Grantor herein, Elvie Gates Brown, is the surviving grantee named in that certain deed
from Charles Gates and wife, Shirley Gates to Elvie Gates Brown and husband, Coy Brown,
which said deed is found of record in the Probate Office of Shelby County, Alabama, in
Deed Volume 310, Page 730, the other Grantee therein, Coy Brown, having died in Jefferson
County, Alabama, on or about the 20th day of November, 1978.

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 22nd
day of August, 1980.

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)
..... (Seal)

Elvie Gates Brown (Seal)
Elvie Gates Brown
..... (Seal)
..... (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed 2.50
Rec 1.50
Ind 1.00
5.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
herby certify that Elvie Gates Brown, an unmarried woman
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 22nd day of August, A. D., 1980.

M. M. Parns

Notary Public.