

This instrument was prepared by

(Name) Lamar Ham 2021 Ronnie Barker
(Address) 1933 Montgomery Highway 5544 Surrey Lane
Birmingham, Al. 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Thousand, Five Hundred and 00/100 DOLLARS
and assumption of the mortgage below

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

Curtis B. Brainard, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronnie Barker and Patricia B. Barker

(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:

19801030000123830 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/30/1980 00:00:00 FILED/CERTIFIED

Lot 10, according to the survey of Wagon Trace, as recorded in
Map Book 6, page 140, in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements and restrictions of record.

As further consideration the Grantees herein expressly agree to
assume and pay that certain mortgage to Mortgage Corporation of
the South, as recorded in Vol. 376, page 103, and assigned to
Life Insurance Company of Georgia in Misc. Vol. 24, page 949,
in the Shelby County, Alabama Probate Office, according to the
terms and conditions contained therein and the indebtedness
thereby secured.

\$10,000.00 of the above recited consideration was provided by
a mortgage loan closed simultaneously herewith.

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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 21ST
day of OCTOBER, 1980

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

Curtis B. Brainard (Seal)
Curtis B. Brainard

1980 OCT 30 PM 9:35 (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed 20.50
Rec. 1.50
Ind. 1.00
22.00 General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Curtis B. Brainard, an unmarried man
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21ST day of OCTOBER, A. D., 1980

CORLEY, MONCUS, HALBROOKS & GOINGS, ATTORNEYS

1933 MONTGOMERY HIGHWAY

BIRMINGHAM, ALABAMA 35203

MOORER AND McDONALD

2010 CITY FEDERAL BUILDING

Notary Public.