

This instrument prepared by
(Name) LARRY L. HALCOMB
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35209

4800 Winnebago Drive
Birmingham, Alabama

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

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

That in consideration of Twenty thousand and no/100 (\$20,000.00) DOLLARS
and the assumption of the mortgage recorded in Mortgage Book 371, page 635, Probate
Office of Shelby County, Alabama,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ralph D. Sanderson, Jr., a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jerry L. Hayden and Linda M. Hayden

(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 12, Block 2 according to Indian Valley Sixth Sector as recorded in
Map Book 5, page 118, in the Office of the Probate Judge of Shelby
County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.
Subject to taxes for 1981.

19810119000005870 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/19/1981 00:00:00 FILED/CERTIFIED

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

BOOK 330 PAGE 708

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness
secured by the above mortgage.

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 ~~XXXX~~ do for myself (~~XXXX~~) and for my (~~XXX~~) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (~~XXXX~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (~~XXX~~) have a good right to sell and convey the same as aforesaid; that I (~~XXX~~) will and my (~~XXX~~)
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 16th
day of January, 1981

WITNESS
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS
FILED
JAN 19 AM 10:22

Ralph D. Sanderson, Jr.
RALPH D. SANDERSON, JR. (Seal)

Thomas A. Long
(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 Ralph D. Sanderson, Jr., a single 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 16th day of January, A. D. 1981
Larry L. Halcomb
Notary Public.