

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

(Address) Suite 820 One Independence Plaza Birmingham, AL 35209

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

JEFFERSON COUNTY

That in consideration of Forty Six Thousand and no/100 DOLLARS
and the assumption of the mortgage herein:

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

Charles R. Deason and wife, Lynn M. Deason
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Lee Patterson and Lynn B. Chandler
(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 3, in Block 1, according to the Survey of Indian
Valley, First Sector, as recorded in Map Book 5, page
43, in the Office of the Judge of Probate of Shelby
County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly
assume and promise to pay that certain mortgage to
Birmingham Federal Savings & Loan Association as recorded
in Mortgage Book 321, page 448, in said Probate Office
according to the terms and conditions of said mortgage
and the indebtedness thereby secured.

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 ~~we~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 5th
day of February, 1982

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

1982 FEB 10 AM 10:10 (Seal)

Thomas A. Shanderson, Jr. (Seal)
JUDGE OF PROBATE

Charles R. Deason (Seal)
Charles R. Deason

Lynn M. Deason (Seal)
Lynn M. Deason

STATE OF ALABAMA
JEFFERSON COUNTY

Recd 46.00
Rec. 1.50
Incl. 1.00
48.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles R. Deason and wife, Lynn M. Deason
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 5th day of February, A. D., 1982

William H. Halbrooks
Notary Public.