

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-16 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 TEN AND NO/100 (\$10.00) DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Samuel Spates and wife, Nora Spates

(herein referred to as grantors) do grant, bargain, sell and convey unto
✓ Kenneth Abbott and wife, Linda Abbott, Route 1, Box 240, Harpersville, Ala. 35078

(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:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4, Section 9, T-20-S,
R-2-E, thence run West along the North line of said 1/4-1/4 Section a distance of 619.71
feet to the West right of way line of Ala. State Hwy. No. 25; thence turn an angle
of 63 deg. 50 min. to the left and run along said R/W line a distance of 535.00
feet; thence turn an angle of 64 deg. 39 min. to the right and run a distance of
210.00 feet to the point of beginning; thence turn an angle of 49 deg. 18 min.
00 sec. to the right and run a distance of 354.71 feet; thence turn an angle of
140 deg. 06 min. to the left and run a distance of 315.80 feet; thence turn an
angle of 100 deg. 52 min. and 01 sec. to the left and run a distance of 231.68
feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4 of Sec. 9,
T-20-S, R-2-E, Shelby County, Alabama.

BOOK 345 PAGE 326

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 24th
day of February, 1983

WITNESS:

Deed TAX 1.00
Rec 1.50
Jud 1.00
3.50
1983 FEB 24 AM 9:55

Samuel Spates (Seal)
Nora Spates (Seal)

(Seal)
NOTARY PUBLIC

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority
hereby certify that Samuel Spates and wife, Nora Spates
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 24th day of February, A. D. 1983.

Notary Public in and for said County, in said State,
Public.