

(Name) Joel C. Watson, Attorney(Address) P. O. Box 987Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

**Cahaba Title, Inc.**1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVEN THOUSAND FIVE HUNDRED DOLLARS AND THE ASSUMPTION DOLLARS
OF THE TWO BELOW DESCRIBED MORTGAGES.

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

Leonard D. Griffin, Jr., a single man

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

✓ Thomas Gates and Peggy 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 situatedin Shelby County, Alabama to-wit:

Begin at the Southwest corner of the Northeast 1/4 of the Southeast 1/4
of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama;
thence in a Northerly direction along the West boundary of said 1/4-1/4
section 223.35 feet; thence turn 90 deg. and 55 min. to the right in an
Easterly direction 84.20 feet to intersection with the Southwest right
of way boundary of a public road; thence turn 77 deg. and 33 min. to
the right in a Southeasterly direction along said Southwest right of
way boundary 229.0 feet to intersection with the South boundary of said
1/4-1/4 Section; thence in a Westerly direction along said South
boundary 130.00 feet to the point of beginning; being situated in
Shelby County, Alabama

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

Grantees herein expressly agree to assume and pay the following described
mortgages: (1) Mortgage from Leonard D. Griffin, Jr. and Cathy Robin Griffin
to Real Estate Financing, Inc. dated July 1, 1979 and recorded in Mortgage
Book 393 Page 271; said mortgage was assigned to Federal National Mortgage
Association in Misc. Book 32 Page 57.

(2) Mortgage from Leonard D. Griffin, Jr. and Cathy Robin Griffin to
Citicorp Person-to-Person Financial Center, Inc. dated September 12, 1979
and recorded in Mortgage Book 396 Page 152.

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 19th
day of July, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1983 JUL 27 AM 8:47

JUDGE OF PROBATE

Leonard D. Griffin, Jr. (Seal)
Leonard D. Griffin, Jr. (Seal)

Deed Tax 7.50
Rec 1.50
Ind 1.00
10.00 (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Leonard D. Griffin, Jr.
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 19th day of July, A. D. 1983.

Patricia Ann Grady
Notary Public.