

(Name) Courtney H. Mason, Jr.

Cahaba Title, Inc.

(Address) P. O. Box 1007, Alabaster

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

SEND TAX NOTICE TO:

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Benjamin P. Groce
1115 7th Street S.W.
Alabaster, AL 35007

That in consideration of Sixteen Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Willie Earl Payne and wife, Fumie Payne, Sarah Frances P. Broadhead and husband, Herbert
Broadhead, Faye P. Horton and husband, M. C. Horton, Jean P. Wadsworth and husband, Earl E.
(herein referred to as grantors) do grant, bargain, sell and convey unto
Wadsworth

Benjamin P. Groce and wife, Claudia E. Groce

(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 No. 45 as shown on a map recorded in Map Book 5 Page 10 in the Probate
Office of Shelby County, Alabama entitled "Property Line Map, Siluria Mills"
prepared by Joseph A. Miller Reg. Civil Engineer on October 5, 1965 and
being more particularly described as follows:Begin at the intersection of the northerly right of way line of 3rd Avenue
West and the westerly right of way line of Cotton Street, said right of
way lines as shown on the Map of the Dedication of the Streets and Easements
Town of Siluria, Alabama; thence southwesterly along said right of way
line of 3rd Avenue West for 115.00 feet; thence 90 deg. 09 min. 30 sec. right
and run northwesterly for 95 feet; thence 89 deg. 50 min. 30 sec. right
and run northeasterly for 115 feet to a point on the west line of Cotton
Street; thence 90 deg. 09 min. 30 sec. right and run southeasterly along
said right of way line of Cotton Street for 95.00 feet to the point of
beginning; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$14,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.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 10th
day of October, 1983

WITNESSES:

Jean P. Wadsworth

Herbert Broadhead (Seal)

Faye P. Horton (Seal)

M. C. Horton (Seal)

STATE OF ALABAMA

Shelby

COUNTY

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1983 OCT 12 PM 1:03

7.50

See Mtg #37-74

General Acknowledgment

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Willie Earl Payne and wife, Fumie Payne, Sarah Frances P. Broadhead and hus-
band, Herbert Broadhead, Faye P. Horton and husband, M. C. Horton, Jean P.
whose names are Wadsworth and husband, Earl E. Wadsworth
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 10th day of October, 1983