

This instrument was prepared by

(Name) Terrill W. Sanders
1500 Colonial Bank Building
(Address) Birmingham, Alabama 35203

899



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

Send Tax Notice to:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS
Name: R. Burton Zell
Address: 1701 Burning Tree Dr
Pelham, Alabama 35124

That in consideration of One and no/100 DOLLARS
and the assumption of the mortgage hereinafter referred to

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dennis L. Schrader, an unmarried man

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

R. Burton Zell and wife, Margaret M. Zell

(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 4, Block 5, according to the Survey of Indian Hills, Second Sector, as recorded
in Map Book 4, page 91 in the Probate Office of Shelby County, Alabama

Subject to the following:

1. Easements, restrictions and rights-of-way of record.
2. 1984 taxes which are not due and payable until October 1, 1984.
3. 40' building line as shown by recorded map.
4. 25' easement on rear as shown by recorded map.
5. Restrictions as recorded in Vol. 231, page 543, and Vol. 258, page 193 in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company and Southern Bell as recorded in Vol. 232, page 264 and Vol. 232, page 227 in the said Probate Office.
7. Easement to Alabama Power Company as recorded in Vol. 179, page 380 and Vol. 234, page 657 in the said Probate Office.
8. That certain mortgage from Dennis L. Schrader and Louise H. Schrader to Mortgage America, Inc. filed for record March 15, 1979 and recorded in Vol. 389, page 416 in the Probate Office of Shelby County, Alabama, and transferred to Federal National Mortgage Association, filed for record 4/19/79 and recorded in Misc. Vol. 30, page 453 in the said Probate Office.

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 seventh
day of August, 1984.

WITNESS: MARJORIE MITCHELL, NOTARY PUBLIC
OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 4, 1985
Alabama Association of Notaries

STATE OF Pennsylvania
Allegheny COUNTY

I, the undersigned
hereby certify that Dennis L. Schrader, an unmarried 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
on the day the same bears date.

Given under my hand and official seal this 7 day of August, 1984

Form ALA-321

Gordon, S. Berman

Dennis L. Schrader
Dennis L. Schrader

Deed Tax 16.50
Rec 2.50
Ind 1.00
20.00

General Acknowledgment

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

1984 AUG 15 PM 12:07

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

JUDGE

executed the same voluntarily

Notary Public.