

This instrument was prepared by

214

This Form furnished by:

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



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One

DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Catherine Faulkner and Lohner McLeroy

(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:

Commencing at the intersection of the West margin of the sidewalk on the West
side of Main Street with the South margin of the sidewalk on South side
of Sterrett Street in the City of Columbiana, Shelby County, Alabama, and
run in a Westerly direction along the South margin of the sidewalk on
South side of Sterrett Street 335 feet for point of beginning of lot
herein described; thence turn an angle of 90 deg. 15 min. to the left and
run in a Southerly direction 241.2 feet to a fence; thence turn an angle
of 90 deg. to the right and run in a Westerly direction 90 feet to the
East line of Lester Street; turn thence an angle of 90 deg. to the right
and run Northerly along the East line of Lester Street 241.2 feet to the
South margin of the sidewalk on South side of Sterrett Street; thence turn
an angle of 90 deg. to the right and run Easterly along the South margin
of said sidewalk 90 feet, more or less to the point of beginning.

This deed is executed for the purpose of correcting the defective description
contained in that certain deed recorded in Deed Book 247 Page 519 and
subsequent deeds in the chain of title which incorrectly showed the point
of beginning as being 250 feet from Main Street, but should have shown it
as being 335 feet from Main Street.

This is not the homestead of the grantor.

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 27th
day of August, 1984

WITNESS

INSTRUMENT NO. 11

1984 SEP -7 AM 9:58

Rec 250
100
350
(Seal)

Martha B. Ferguson (Seal)
Martha B. Ferguson

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority
hereby certify that Martha B. Ferguson, a Notary Public in and for said County, in said State,
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27th day of August

HARRISON & CONWILL

Form ALA-31

P. O. BOX 557
COLUMBIANA, ALABAMA 35051

Judy R. Davis
Notary Public

A. D. 1984