

This instrument was prepared by

(Name) V Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Thousand and 00/100 DOLLARS
and the assumption of the mortgage recorded in Volume 349, page 619 in the Probate
Office of Shelby County, Alabama.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gary Neil Morgan wife, Deborah S. Morgan
(herein referred to as grantors) do grant, bargain, sell and convey unto

Vincent J. Manzella and Eva Jo Manzella
(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 23, Block 1, according to the Survey of Brookfield Second Sector as recorded
in Map Book 6, page 16 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building lines, mineral and
mining rights, agreements, and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured
by the above mortgage.

BOOK 025 PAGE 848

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 1st
day of May, 1985

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1985 MAY -3 AM 8:26

JUDGE OF PROBATE

Gary Neil Morgan (Seal)
Gary Neil Morgan

Deborah S. Morgan (Seal)
Deborah S. Morgan

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Gary Neil Morgan and wife, Deborah S. Morgan, a Notary Public in and for said County, in said State,
whose name S 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1st day of May, A. D., 1985

Notary Public.

My Commission Expires November 9, 1985