

This instrument was prepared by

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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 Twenty Six Thousand Four Hundred Thirty Five and 00/100ths (\$26,435) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Aaron D. Sherer and wife Mildred A. Sherer

(herein referred to as grantors) do grant, bargain, sell and convey unto
Timothy H. Durrett and wife, Wendy A. Durrett

(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 34, according to Monte Tierra Subdivision, as recorded in Map Book 5 page 114
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

51 And as further consideration, the herein grantees expressly assume and promise to
039 PAGE pay that certain mortgage to Citizens Mortgage Corporation as recorded in Mortgage
BOOK 342 page 658; which said mortgage was assigned to Government National Mortgage
Association in Misc. Book 10 page 103 and assigned back to Citizens Mortgage Corpor-
ation in Misc. Book 10 page 696 in the Probate Office of Shelby County, Alabama,
according to the terms and conditions of said mortgage and the indebtedness thereby
secured.

Grantees' Address: 34 Monte Tierra Trail
Montevallo, Alabama 35115

\$ 21,419.27 of the above-recited purchase price 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 22nd
day of August, 1985

WITNESSES:
1985 AUG 26 AM 10:48
[Signatures and seals of witnesses]

[Signatures and seals of Aaron D. Sherer and Mildred A. Sherer]

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Aaron D. Sherer and wife, Mildred A. Sherer,
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 22nd day of August, A. D., 1985

[Signature of Notary Public]