

This instrument was prepared by
(Name) Loring S. Jones, III, Attorney at Law
(Address) Suite 107, Colonial Center
1009 Montgomery Highway, South
Vestavia Hills, Alabama 35216

Send Tax Notice:
Howard E. Martin
c/o City Federal
2030 2nd Avenue, North
Birmingham, AL 35203

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

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY FOUR THOUSAND EIGHT HUNDRED NINETY AND 02/100 DOLLARS -
(\$84,890.02)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John F. Hannan and wife, Marilyn L. Hannan
(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard E. Martin and Beverly A. Martin
(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 16, according to the survey of Wagon Trace, as recorded in Map Book 6
page 140 in the Probate Office of Shelby County, Alabama, being situated in
Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad
Valorem Taxes.

The above recited purchase price includes the assumption of that certain
mortgage given by John F. Hannan and Marilyn L. Hannan to City Federal
Savings & Loan Association and recorded in Mortgage Book 382 page 288 and
having a current principal balance of \$56,646.02.

This Deed is being rerecorded to include the Notarys signature on the
acknowledgement.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
RE-RECORDED
1985 SEP 19 AM 8:33

Rec. 250
Ind. 100
350

Judge of Probate

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 31st
day of May 19 85

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

John F. Hannan (Seal)

Marilyn L. Hannan (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

the undersigned

I, a Notary Public in and for said County, in said State,
hereby certify that John F. Hannan and wife, Marilyn L. Hannan
whose name 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 their executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 18th day of September

Notary Public

My Commission Expires September 20, 1985