

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
(Address) Suite 820 Independence Plaza
Birmingham, AL 35209

SEND TAX NOTICE: 311
Edward B. Diffley
4905 Sussex Road
Birmingham, AL 35247



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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Eight Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Denis T. Francis AND WIFE, Caroline B. Francis

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

Edward B. Diffley and Sharon A. Diffley
(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 112, according to the Survey of Meadow Brook, Second Sector,
Second Phase, as recorded in Map Book 7, page 130, in the Pro-
bate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$118,400.00 of the purchase price recited above 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 25th
day of February 1986

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

1986 MAR -6 AM 11: 57

Notary Public

Deed for 3000

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

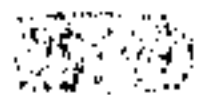
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Denis T. Francis and Caroline B. Francis
whose names are signed to the foregoing conveyance, and whose names 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 25th day of February A. D. 1986



Wm. Halbrooks

Notary Public