

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Fifty Four Thousand Five Hundred & 00/100-- (\$54,500.00) DOLLARS

to the undersigned grantor, Quaker Square Development Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Edward A. Duke and Joan C. Duke

(herein referred to as GRANTEEES) 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 4, according to the Survey of Moss Bend, as recorded in Map Book 14, page 67 in
the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 43,600.00 of the consideration recited above was paid from a mortgage loan closed
simultaneously herewith.

1. Deed Tax 11.00
2. Mfg Tax 4.50
3. Recording Fee 3.00
4. Lending Fee 1.00
5. No Tax Fee 1.00
6. Certified Fee 1.00
Total 21.50

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TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President, Ronnie Morton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of July 1991

ATTEST:

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

QUAKER SQUARE DEVELOPMENT CO., INC.

By Ronnie Morton V.P.
Ronnie Morton, Vice-President

91 JUL 10 AM 10:44

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Ronnie Morton,
whose name as Vice-President of Quaker Square Development Co., Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 2nd day of July 19 91

Notary Public