

SEND TAX NOTICE TO:
ELISA A LEDBETTER
104 INDIAN LANDING ROAD
PELHAM, AL 35124

This instrument was prepared by
W. ALAN SUMMERS
(Name)

(Address) 1275 CENTER POINT PKWY, BHAM, AL

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR -

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES N BRADLEY AND WIFE JANET P BRADLEY

(herein referred to as grantors) do grant, bargain, sell and convey unto
ELISA A LEDBETTER AND HUSBAND, MARK E LEDBETTER

(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 44, according to the SURVEY of INDIAN CREEK PHASE III as recorded in Map
Book 15, Page 74, in the PROBATE OFFICE of SHELBY County, ALABAMA.

Subject to Easements and Restrictions of Record.
Subject to taxes for 1996 and thereafter.

\$127,600.00 of the above purchase price was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1996-03942

02/06/1996-03942
04:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.50

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 January, 19 96

WITNESS:

(Seal)

(Seal)

(Seal)

Charles N. Bradley (Seal)

CHARLES N BRADLEY (Seal)

JANET P BRADLEY (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 CHARLES N BRADLEY AND WIFE JANET P BRADLEY
whose names 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of

January A. D., 19 96
Notary Public.