

This instrument was prepared by

(Name) Elaine H. Connell

(Address) 3040 Montgomery Highway, Birmingham, Alabama

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

EMMETT W. CLOUD and wife, MARGARET B. CLOUD

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

GEORGE WILSON CLARK and CLARA V. CLARK

(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 17, according to "Sunrise Cove" as shown by subdivision map recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.

Except $\frac{1}{2}$ interest in Minerals and Mining Rights.

Subject to: Restrictive covenants and conditions recorded on 25th June, 1968, in Deed Book 253, Page 759. A 100-foot building line from Sunrise Circle and 25 feet from side lot lines. One-half interest to minerals underlying caption lands with mining rights and privileges belonging thereto. Transmission line permit to Alabama Power Company dated 8/31/54 and recorded in Deed Book 169, Page 325 in Probate Office. Rights of Alabama Power Company for flooding as shown by Deed Book 243, Page 638, in Probate Office dated July 14, 1966.

19710506000017950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/06/1971 12:00:00 AM FILED/CERT

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 21st day of April, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Emmett W. Cloud (Seal)
Margaret B. Cloud (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EMMETT W. CLOUD and wife, MARGARET B. CLOUD, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, A. D., 1971.

Notary Public.