

This instrument was prepared by

(Name) MARVIN WILLIAMS, JR. 8287

(Address) 308 Jefferson Federal Building, Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

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

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eleven Thousand (\$11,000.00) Dollars and assumption by grantees of the hereinafter described mortgage

to the undersigned grantor, DeMent-Rager Realty & Insurance Co., Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Bobby A. Copeland and Linda Copeland

(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:

Lot 25, in Block 5, according to the map and survey of Oak Mountain Estates, Third Sector, as recorded in Map Book 5, Page 83, in the Probate Office of Shelby County, Alabama.

Subject to easement and building line as shown by recorded plat.

Also subject to restrictions as recorded in Volume 272, Page 322 in the Probate Office of Shelby County, Alabama.

Also subject to mortgage from Danny J. DeStafino and wife, Elizabeth R. DeStafino to Birmingham Federal Savings & Loan Association, recorded in Volume 323, Page 384 in the Probate Office of Shelby County, Alabama, which mortgage grantees assume and agree to pay.

BOOK 294 PAGE 770

19751003000055080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT -3 AM 8:52
Block 5, Lot 1100
Conrad M. Rager
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Tom Rager who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of October 1975.

ATTEST: DeMENT-RAGER REALTY & INSURANCE CO., INC

By Tom Rager Vice-President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Tom Rager whose name as Vice President of DeMent-Rager Realty & Insurance 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 1st day of October

1975

Danni Williams
Notary Public