

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 \$100 and other valuable consideration, paid to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lewis B. Walker and wife, Imogene T. Walker and Jack T. Atchison and wife, Marie F. Atchison (herein referred to as grantors) do grant, bargain, sell and convey unto J. D. Falkner and wife, Lorene J. Falkner

(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 No. 4 according to Willow Island Subdivision, the same being a part of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13 Township 22 South, Range 1 East, a plat of said subdivision is recorded in Map Book 4 on page 73 in Probate Office of Shelby County, Alabama.

Together with the right to use, but not to cut any merchantable timber, all lands lying between the above described lot and the water level of the Coosa River, provided such land to be used shall not be wider than the lines of the lot above described, if the same were extended and projected from their present terminus to the water level. All rights are subject to the right of grantors to continue to obtain a lease on said lands from the Alabama Power Company or any successor owner. Should said lease be terminated, then the right to use said lands between said lot and the water level shall terminate also.

In addition to above, grantors do hereby convey to the grantees and to their successors and assigns the right of ingress and egress to and from the Coosa River by a causeway recently constructed.

The grantees herein, their successors and assigns shall also have the right to use the boat launching facilities and picnic area located in said Subdivision; provided, however, there shall be no burden on the grantors to maintain said facilities between the time of the execution of this deed and the time the same is submerged by the raising of the water level of the Coosa River. It is understood there is no liability on the grantors, or their successors or assigns for any injuries suffered by any persons using said launching facilities.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 220 on page 891 in Probate Office of Shelby County, Alabama.

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 4th day of April, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/1/63  
RECORDED & \$1.00 TAX  
& \$1.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Lewis B. Walker (Seal)  
Imogene T. Walker (Seal)  
Jack T. Atchison (Seal)  
Marie F. Atchison (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment  
JUDGE OF PROBATE

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Lewis B. Walker and wife, Imogene T. Walker and Jack T. Atchison and wife, Marie F. Atchison whose name s 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 4th day of April, A. D., 1963.

Notary Public.

BOOK 224 PAGE 976