

This instrument was prepared by

6141 see noty; 1500 Book 306 Page 640

(Name) Karl C. Harrison

(Address) Columbianna, Alabama

Form 1-13 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 Twenty-one Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Wallace C. Hopkins and wife, Mary G. Hopkins

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

Morris G. Porter and Pearl J. Porter

(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:

Lots 7 and 8 and all that part of Lot 14 lying north of Crest Road and northwest of a fence along the south side of Cinder Road, also known as McKelvey's Drive, leading northeasterly from Crest Road to the Wallace C. Hopkins dwelling; according to Survey of Cahaba River Estates recorded in Map Book 17 page 64 Birmingham Division and in Map Book 3 page 32 Bessemer Division, Probate Office of Jefferson County and in Map Book 3 page 11 in Probate Office of Shelby County. There is EXCEPTED the following parcel: Begin at an iron stake, the NW corner of Lot 9 in Survey of Cahaba River Estates; thence easterly 17 1/2 feet, more or less, along north boundary of Lot 9 to a point where said boundary line intersects a fence, which point is the point of beginning; thence continuing east along said boundary line 80 1/2 feet to the east edge of a stone well curb; thence north along said east edge of said well curb 10 inches to its northeast corner; thence westerly along north edge of well curb and following curve of fence 80' 10", more or less, to point of beginning. Mineral & mining rights excepted.



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 11th day of August, 1967.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED '67 AUG 12 PM 11:44 U.C.C. FILE NUMBER OF THIS INSTRUMENT AS SHOWN ON PAGE 0

Wallace C. Hopkins (Seal) Mary G. Hopkins (Seal)

STATE OF ALABAMA Shelby COUNTY

General Acknowledgment

Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Wallace C. Hopkins and wife, Mary G. Hopkins whose name 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 11th day of August, A. D., 1967

Martha B. Joiner Notary Public

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