

This instrument was prepared by

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see 11/25

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-15 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 & NO/100 (\$4,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Earle Morgan and wife, Florence C. Morgan (herein referred to as grantors) do grant, bargain, sell and convey unto

Freddie C. Popwell and wife, Mary Nell Popwell

(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. 25, according to Plat of Sector Two, Spring Garden Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 12.

SUBJECT TO:

Restrictions for Sector Two, Spring Garden Estates as recorded in the Probate Office of Shelby County, Alabama in Deed Book 245, page 297.

Transmission line permits to Alabama Power Company recorded in said Probate Office in Deed Book 101, page 519; in Deed Book 180, page 288; in Deed Book 219, page 734; in Deed Book 220, page 358; and permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. recorded in Deed Book 219, page 374 in said Probate Office.

Utility easements as shown on map of said subdivision recorded in Map Book 5, page 12 in said Probate Office

Building set back line as shown on recorded plat of said subdivision.

Right of way deed to Shelby County recorded in Deed Book 135, page 6, and Easement to State Highway Dept. recorded in Deed Book 134, page 249 in said Probate Office

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 21<sup>st</sup> day of August, 1967.

WITNESS:

*William D. Bennett* (Seal)  
*Floyd I. Garnett* (Seal)

*Earle Morgan* (Seal)  
*Florence C. Morgan* (Seal)

STATE OF ALA. SHELBY COUNTY  
I CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN THE PROBATE OFFICE OF SHELBY COUNTY ALA. ON AUG 24 1967 9:25 AM  
C.C. FILE NUMBER OR PAGE AS SHOWN IN ALA. INSTRUMENT INDEX

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earle Morgan and Florence C. Morgan 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 August 21 day of August, 1967.

*Floyd I. Garnett*  
Notary Public.

BOOK 249 PAGE 671