

This instrument was prepared by

8701

(Name)

(Address)

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 HUNDRED FIFTY and NO- DOLLARS
and execution of purchase money mortgage in amount of \$3,500.00

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

V. A. CLASEN and wife, WILLODEAN M. CLASEN
(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 foilowing described real estate situated
in Shelby County, Alabama to-wit:

Lot 27, according to "Walters Cove" First Sector, as
shown by subdivision map recorded in Map Book 5, Page 22,
in the Probate Office of Shelby County, Alabama.

Subject to: Restrictive covenants and conditions recorded
in Deed Book 248, Page 750, in the Probate Office of Shelby
County, Alabama; 60 foot building set back line along Ray
Drive; Transmission Line Permit to Alabama Power Company, dated
March 19, 1913, recorded in Deed Book 52, Page 98, in the said
Probate Office; Subject to flooding rights of Alabama Power
Company, if any.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 JAN 26 AM 9:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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 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 18th
day of January, 1968

WITNESS;

..... (Seal) C. T. Walters (Seal)
..... (Seal) (C. T. Walters) (Seal)
..... (Seal) Gladys F. Walters (Seal)
..... (Seal) (Gladys F. Walters) (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that C. T. Walters and wife, Gladys F. Walters
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 18th day of January, A. D., 1968

Margaret Scruggs
Notary Public.

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