

This instrument was prepared by

9657

dp. 450.00
Acc. Mtg. 308-407

(Name).....

(Address).....

Form 1-1-5 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/100 - - - - - 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 graht, bargain, sell and convey unto
ROBERT J. NICHOLS and wife, LOIS B. NICHOLS

(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 7, 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 dated May 22, 1967, and
recorded in Deed Book 248, Page 750, in the Probate Office of Shelby County,
Alabama; 60 foot building set back line along Lake Circle; Subject to
flooding rights of Alabama Power Company, if any, as shown by Deed Book 52,
Page 98, dated March 19, 1913, and as shown by Deed Book 238, Page 512,
which last mentioned gives the Alabama Power Company the right to flood,
cover with or surround the lands should the river, or its tributaries, be
raised and backed up to that certain datum plane of 397 feet above mean sea
level as established by the U. S. Coast and Geodetic Survey, as adjusted in
January, 1955; and the right to flood, cover or surround with water that
portion of the land which lie above such datum plane and which would be
flooded, covered with or surrounded by such waters should such river, or its
tributaries, be raised and backed up to that certain datum plane of 400 feet
above such mean sea level.

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 28th
day of March, 1968

WITNESS:

(Seal)

(Seal)

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

524
252
STATE OF ALABAMA
Jefferson COUNTY
REC. 1-1-5
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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 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 28th day of March, A. D., 1968

Margaret Scruggs
Notary Public.