

This instrument was prepared by

10350

(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 THREE THOUSAND, NINE HUNDRED FIFTY and NO/100 - - - - - DOLLARS

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

ROBERT G. FULLMER, SR. and wife, ELSIE H. FULLMER

(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 5, 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: 60 foot building set back line along Walters Drive; 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, in the Probate Office of Shelby County, Alabama; which last mentioned deed gives the Alabama Power Company the right to flood, cover with or surround the land should the river, or its tributaries, be raised and backed up to that certain datum plane of 377 feet above mean sea level as established by the U. S. Coast & Geodetic Survey, as adjusted in January 1955; and the right to flood, cover or surround with water part portion of the lands 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.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1968 JUN -5 AM 9:45  
Deed Tax 4.08  
REC. BK. & PAGE AS SHOWN ABOVE  
UCC FILE NUMBER  
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 24<sup>th</sup> day of May, 1968

WITNESS:

.....(Seal)

C. T. Walters  
(C. T. Walters) (Seal)

.....(Seal)

.....(Seal)

.....(Seal)

Gladys F. Walters  
(Gladys F. Walters) (Seal)

STATE OF ALABAMA  
Jefferson }  
COUNTY }

General Acknowledgment

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 24<sup>th</sup> day of May, A. D., 1968

Margaret Screege  
Notary Public.