

This instrument was prepared by

(Name) William G. West, Jr., of Sirote, Permutt, Friend & Friedman

(Address) First Federal Building, Birmingham, Alabama, 35203

Form 1-15 Rev. 1-68

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 One Thousand & no/100 (\$1,000.00)-----DOLLARS and other good and valuable considerations,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Genette Sanford Coppedge and husband, John H. Coppedge,

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

Jules Donald Jernigan, Sr. and Lee M. Jernigan,

(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 2, Block 4, in Indian Springs Ranch, being a subdivision of a part of the N 1/2 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 29; a part of the SW 1/4 of the SW 1/4 of Section 28; a part of the E 1/2 of the NE 1/4 of Section 32; and a part of the W 1/2 of the NW 1/4 of Section 33; all in Township 19 South of Range 2 West, situated in Shelby County, Alabama, according to the plat thereof prepared by A.A. Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, Page 29.

This conveyance is made subject to:

1. Taxes due October 1, 1969, which grantees herein assume and agree to pay.
2. Line permits in favor of Alabama Power Company as shown by instruments recorded in Deed Book 176, Pages 73, 71 and 75, and Deed Book 198, Page 491, and Book 214, Page 332, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Restrictions appearing of record in Vol. 195, Page 467, in said Probate Office, as amended in Vol. 224, Pg. 436, in said Probate Office.
4. Right of way deed dated January 8, 1948, from Fannie F. Johnson to Shelby County, recorded in Deed Book 135, Page 7, in said Probate Office.
5. The encroachment of a fence into the property abutting the hereinabove described property on the North, as shown by survey dated April 14, 1969, prepared by Shepard and Winters, Engineers.

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 30th day of April, 1969.

WITNESS:

William G. West, Jr. (Seal)

Genette Sanford Coppedge (Seal)
Genette Sanford Coppedge

(Seal)

Flourance Copas (Seal)

John H. Coppedge (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 Genette Sanford Coppedge, wife of grantor, John H. Coppedge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, A. D. 1969.

Notary Public

STATE OF FLORIDA)

DADE COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Coppedge, husband of grantor, Genette Sanford Coppedge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, A.D., 1969.

[Signature]
Notary Public
My Commission Expires
Sept 3, 1969

NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION EXPIRES
SEP 3 1969

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Recd May 17 1969
1969 MAY - 7 AM 10:14
U.C.C. FILE NUMBER OR
REC. BIL. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

RETURN TO *John H. Coppedge*
John H. Coppedge
Genette Sanford
Coppedge
John H. Coppedge
Genette Sanford
Coppedge
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

2-2
20341

1700
115
1815

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

058 342 152 X332
Handy A. Dean