

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred and no/100 Dollars

to the undersigned grantor, City of Columbiana, Alabama a municipal corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Clarence L. Epperson and Bessie Epperson

(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:

A lot known as the Roper lot lying in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 West and described as follows: To find the point of beginning from the southwest corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ run east along south line of said forty a distance of 13.82 chains to a railroad iron corner on the south side of the Columbiana to Joinertown Road which is the point of beginning; thence continuing along south line of said forty 3.16 chains to a railroad iron corner; thence northerly parallel to the west line of said forty 6.32 chains to a railroad iron corner; thence westerly parallel to south line of said forty a distance of 3.16 chains to a railroad iron corner; thence southerly parallel to west line of said forty a distance of 6.32 chains to point of beginning, being 2 acres, more or less.

Except any existing rights of ways or easements.

This deed is executed for the purpose of replacing a deed heretofore executed by the City of Columbiana to the grantees in March 08 1967, which deed was apparently lost or misplaced.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
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U.C.C. FILE NUMBER OR
BOOK & PAGE AS SHOWN ABOVE
Conceded
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~XXXXXX~~ Mayor, Robert N. Bolton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of May 1969.

ATTEST:

CITY OF COLUMBIANA, ALABAMA

a municipal corporation

By Robert Bolton

Mayor

XXXXXX

STATE OF Alabama
COUNTY OF Shelby

I, Martha B. Jener

State, hereby certify that Robert N. Bolton

whose name as Mayor ~~XXXXXX~~ of City of Columbiana, Alabama, a municipal

X corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 2nd day of May

1969.

Martha B. Jener
Notary Public