

(Name) Thomas F. McDowell  
(Address) 733 Frank Nelson Bldg. Birmingham, Ala.

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 Eleven Thousand Two 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, Bessie M. Mussey, a widow, and Bessie M. Mussey, as Executrix of the Last Will and Testament of Howard Eugene Mussey, Deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto James R. Tippins and Kay E. Tippins

(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:

Commence at the Northwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West, run thence East along the North line of said quarter-quarter section for a distance of 40.04 feet to the point of beginning; thence continue along the Northerly line of said quarter-quarter section for a distance of 1,286.23 feet to the Northeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said section; thence turn an angle to the right of 87 deg. 40 min. 30 seconds and in a Southerly direction along the East line of said quarter-quarter section for a distance of 305.04 feet; thence turn an angle to the right of 92 deg. 22 min. 30 seconds and in a westerly direction for a distance of 1285.93 feet; thence turn an angle to the right of 87 deg. 33 min. and in a Northerly direction parallel with the West line of said quarter-quarter section and 40 feet East of said West line for a distance of 303.87 feet to the point of beginning; containing 8.98 acres.

Subject to taxes for the year 1970 and subsequent years.

Also subject to: Restrictive covenants and conditions recorded on September 16, 1967, in Deed Book 249, Page 924-926. Said Restrictions contain no reversionary or forfeiture clause.

Said property is also subject to Restrictive Covenant Agreement filed for record on January 26, 1968, in Deed Book 251, at page 618, in said Probate Office, and also subject to Restrictive Covenant Corrective Amendment filed for record on Feb. 20, 1968, in Deed Book 251, page 930.

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, I have hereunto set my hand(s) and seal(s), this 17th day of October, 1969

WITNESS:

(Seal) Bessie M. Mussey, a widow (Seal)  
(Seal) Bessie M. Mussey, as Executrix of the Last Will and Testament of Howard Eugene Mussey, deceased. (Seal)

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BOOK 259

STATE OF ALABAMA }  
JEFFERSON COUNTY }  
I, J.B. Davis, a Notary Public in and for said County, in said State, hereby certify that Bessie M. Mussey, a widow, 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 17th day of October, A. D., 1969  
J.B. Davis  
Notary Public.



RETURN TO

Bessie M. Mussey, a widow, and  
Bessie M. Mussey, as Executrix of  
the Last Will and Testament of  
Howard Eugene Mussey, Deceased,  
TO

James R. Tippins and Kay E.

Tippins 124 MARSEY LANE  
BIRMINGHAM ALA. 35209

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

5.00  
1.45  
6.45

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

STATE OF ALABAMA

JEFFERSON COUNTY

I, J.B. Davis, a Notary Public in and for  
said County, in said State, hereby certify that Bessie M. Mussey, whose  
name as Executrix of the Last Will and Testament of Howard Eugene Mussey,  
Deceased, 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, in her capacity as such Executrix, executed  
the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of October, 1969.

J.B. Davis  
Notary Public

STATE OF ALA. SHELBY CO.  
CERTIFY THIS  
INSTRUMENT WAS FILED  
Deed Tax 5.00  
1969 OCT 18 PM 6:59  
REC. & FILED AS SHOWN ABOVE  
C. J. McNEEL, JR.  
CLERK OF COURTS