

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

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 Eighty-one Thousand, Four Hundred Ninety-seven & 50/100 (\$81,497.50) DOLLARS \$20,000.00 of which is paid in cash, and the balance secured by purchase money mortgage of even date herewith

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Elizabeth B. Cosby and husband, Dan M. Cosby

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

Clifford P. Powell and wife, Elsie G. Powell

(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:

NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 2 East;
NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 2 East;
SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 2 East;
S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 2 East;
All of Section 22, Township 20 South, Range 2 East, lying West of and above Contour line elevation 398 of Coosa River;
All of Section 27, Township 20 South, Range 2 East lying West of and above Contour line elevation 398 of Coosa River;
All of Section 34, Township 20 South, Range 2 East lying North of the Southern Railway Right of Way and West of and above contour line elevation 398 of Coosa River;
All of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 33 lying North of Southern Railway Right of Way and West of and above contour line elevation 398 of Coosa River; All in Township 20 South Range 2 East.
Containing 465.7 acres.

EXCEPT easement for roadway as described in deed recorded in Probate Office of Shelby County, Alabama in Deed Book 227, page 409.

EXCEPT flood rights of Alabama Power Company between elevation 398 and elevation 407.

Grantors reserve the rights to the 1969 crops of present renters.

Grantors retain the entire rights to any proceeds paid or payable from Alabama Power Company in the condemnation procedure now pending in Federal Court.

Subject to transmission line permit to Ala. Power Co. recorded in Probate Office of Shelby County, Alabama in Deed Book 177, page 497; subject to roadways and transmission line permits as shown on survey of Frank W. Wheeler dated November 10, 1969.

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 day of November, 1969.

WITNESS:

Christine L. McCallough
Gerald J. Waldo

(Seal)

(Seal)

Elizabeth B. Cosby
Dan M. Cosby

(Seal)

(Seal)

(Seal)

STATE OF ~~Alabama~~ Florida
Manatee COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth B. Cosby and husband, Dan M. Cosby 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 7th day of November, A.D. 1969.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 23, 1972.
BONDED THROUGH FRED W. DIESTELHORST

Notary Public