

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 Three Hundred Fifty and no/100----- DOLLARS and the assumption by the grantees of the unpaid balance due on that certain mortgage from the grantors to O'Neal Crumpton and Beatrice B. Crumpton to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Leroy S. Blankenship and wife, Catherine J. Blankenship

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

Howard E. Sykes and Elna M. Sykes

(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 3 according to "Sunrise Cove" as shown by subdivision map recorded in Map Book 5 page 31 in the Probate Office of Shelby County, Alabama, subject to one-half interest in minerals underlying caption lands with mining rights and privileges belonging thereto.

Subject to restrictive covenants and conditions, filed for record on June 25, 1968, and recorded in Deed Book 253 page 759 in said Probate Office; 100 foot building line from Sunrise Circle Street and 25 feet from side lot lines; Transmission Line Permit to Alabama Power Company dated August 31, 1954, recorded in Deed Book 169 page 325 and subject to rights of Alabama Power Company for flooding as shown by Deed Book 243 page 638 in said Probate Office dated July 14, 1966.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1970 FEB 21 AM 11:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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 18th day of February, 1970

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Leroy S. Blankenship (Seal)

Catherine J. Blankenship (Seal)

.....(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Leroy S. Blankenship and wife, Catherine J. Blankenship whose name s are s 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 18th day of February, A. D., 1970

Martha B. Joiner
Notary Public.

BCOK 202 PAGE 453