

This instrument was prepared by

(Name).....Karl C. Harrison

(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 Fifteen Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Douglas Hulon and wife, Marie Hulon

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

C. B. Ballard, Jr. and Mary O. Ballard

(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 according to "Sunrise Cove" as shown by subdivision map recorded in Map Book 5 page 31 in the Probate Office of Shelby County, Alabama.

Except one-half interest in minerals underlying caption lands.

Subject to rights of Alabama Power Company for flooding as shown by Deed Book 243 page 638 in Probate Office, dated July 14, 1966.



19720228000010150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/28/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
RECORDED
15 FEB 28 1972 10:16
JUDGE OF PROBATE
DOUGLAS HULON

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 February, 1972

WITNESS:

(Seal)

(Seal)

(Seal)

Douglas Hulon

Douglas Hulon

Marie Hulon

Marie Hulon

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Blenda J. Hall, a Notary Public in and for said County, in said State, hereby certify that Douglas Hulon and wife, Marie Hulon whose name s 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 22nd day of February, A. D., 1972

Blenda J. Hall

Notary Public.

My Commission Expires November 8, 1975

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