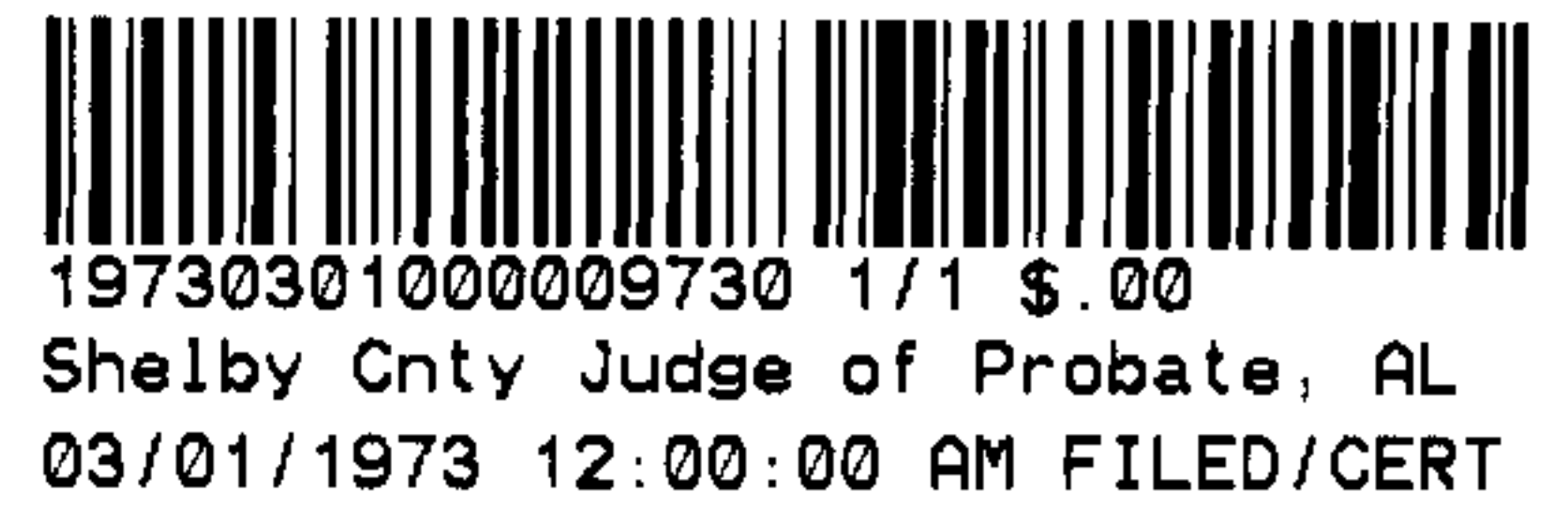


This instrument was prepared by

(Name) Allen Insurance and Real Estate Company

(Address) 123 Shelby Street Montevallo, Alabama 35115



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1,750.00-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

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

Ricky P. Fochtman & Carolyn P. Fochtman

(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 7 According to "Murray Hill" Sector One subdivision as shown by map recorded in Map Book 5 Page 92 in the Probate Office of Shelby County Alabama.

5' easement for Public utilities as shown by recorded plat.

Transmission line permit to Alabama Power Company dated June 27, 1956, recorded in Deed Book 181 page 431 in Probate Office.

BOOK 278 PAGE 912

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
RECEIVED  
1973 MAR -1 AM 9:53  
U.C.C. FILED  
RECEIVED  
1973 MAR -1 AM 9:53

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 26 day of February, 1973

WITNESS:

(Signatures and Seals of Witnesses)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Lois N. Allen, a Notary Public in and for said County, in said State hereby certify that Larry W. Smitherman and Donna C. Smitherman 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, A.D., 1973

(Signature of Notary Public) Notary Public.