

This instrument was prepared by

7/21

(Name) D. W. Epperson

(Address) 110 Dale Drive Montevallo, Ala.

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 ONE THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO/100 -----DOLLARS (\$1,250.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Douglas Wayne Epperson and wife, Theresa Bennett Epperson

(herein referred to as grantors) do grant, bargain, sell and convey unto Charlie M. Vines and wife, Linda H. Vines

(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, Block 1, according to the survey of Green Valley as shown by plat recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Mortgage from Douglas Wayne Epperson and wife, Theresa Bennett Epperson to Cobbs, Allen & Hall Mortgage Company, Inc. recorded in mortgage Book 326, Page 855, in the Probate Office of Shelby County, Alabama.

Protective covenants of Green Valley Subdivision recorded in Misc. Book 1, Page 10, in the Probate Office of Shelby County, Alabama.
Building setback line of 30 feet as shown by recorded plat.
Transmission Line Permits to Alabama Power Company dated April 9, 1939, recorded in Deed Book 101, Page 79; dated March 6, 1946, recorded in Deed Book 126, Page 174, in the Probate Office of Shelby County, Alabama.
Easement granted to Alabama Power Company by instrument dated November 18, 1971, recorded in Misc. Book 1, Pages 305 and 308, in the said Probate Office.
Ten foot utility line easement crossing the rear of subject property as shown by recorded plat.

19730713000039870 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/13/1973 12:00:00 AM FILED/CERT

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, have hereunto set 3 hand(s) and seal(s), this 3 day of May, 1973

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1973 JUL 13 AM 9:51
REC. BK. & INDEX AS SHOWN ABOVE
U.C. CASE NUMBER OR INSTRUMENT NUMBER
DOUGLAS WAYNE EPPERSON
THERESA BENNETT EPPERSON
(Seal)
(Seal)
(Seal)

Douglas Wayne Epperson (Seal)
(Douglas Wayne Epperson)
(Theresa Bennett Epperson)
Theresa Bennett Epperson (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Kenneth L. Faught, a Notary Public in and for said County, in said State, hereby certify that Douglas Wayne Epperson & wife, Theresa Bennett Epperson 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 3 day of May, A. D., 1973
Kenneth L. Faught
Notary Public.