

This instrument was prepared by

(Name) Calvin B. Watts

Jefferson Land Title Service Co., Inc.

AGENTS FOR

(Address) 3300 Montgomery Hwy., Birmingham, Ala.

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

2081

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Nine Hundred Fifty and no/100 DOLLARS

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

Hoyt Wesley Epperson Jr. and wife, Wanda Fay Dykes Epperson
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ned Fortenberry and wife, Gloria M. Fortenberry

(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 5, Block 3, according to the survey of Green Valley as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.

Grantees herein agree to assume and pay that certain mortgage from Hoyt Wesley Epperson, Jr. and wife, Wanda Fay Dykes Epperson to Cobbs, Allen & Hall Mortgage Company, Inc. recorded in Mortgage Book 326, Page 761, and transferred to Life Insurance Company of Alabama as recorded in Misc. Book 3, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

19731120000063910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/20/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 NOV 20 AM 8:00
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 17th day of November, 1973

WITNESS:

(Seal)

(Seal)

(Seal)

Hoyt Wesley Epperson Jr.
Wanda Fay Dykes Epperson
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hoyt Wesley Epperson, Jr. and Wanda Fay Dykes 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, A. D., 19 73

Janice A. Watts
Notary Public.