

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 TEN DOLLARS AND EXECUTION OF PURCHASE MONEY MORTGAGE

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mae W. Mullen, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto Clarence Hoover and wife, Elsie Hoover

(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:

From the Northwest corner of the SW¹/₄ of Section 17, Township 21 South, Range 2 West, run South 43 deg. 45' East 29.0 feet; thence run South 01 deg. 20' East 245.3 feet; thence run South 28 deg. East 393.59 feet; thence run North 81 deg. 47' 20" East 406.43 feet; thence run North 07 deg. 31' 40" West 367.07 feet to point of beginning of land herein described; thence continue North 07 deg. 31' 40" to a point 20 feet South of the North line of said ¹/₄ Section; thence run South 88 deg. 10' East 340.0 feet more or less; thence run South 07 deg. 30' West 135.0 feet more or less, thence run South 89 deg. 52' 20" West 310.31 feet to point of beginning; this being a part of the SW¹/₄ of Section 17, Township 21 South, Range 2 West, and being 1.0 acres, more or less, Excepted from the above described land the mineral and mining rights . Subject to line permits to Alabama Power Company and all other instruments of record.

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Shelby Cnty Judge of Probate, AL
09/23/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1974 SEP 23 AM 11:29
CERTIFICATE OF FILING
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BOOK 288 PAGE 832

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, I have hereunto set my hand(s) and seal(s), this 1st 10th day of August Sept., 19 74.

WITNESS:

Emmeline D. Higginbotham (Seal)

(Seal)

(Seal)

Mae W. Mullen (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mae W. Mullen, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st 10th day of August Sept. A. D. 19 74.

Emmeline D. Higginbotham
Notary Public.

My Commission Expires November 3