

(Name) SIROTE, PERMUTT, FRIEND & FRIEDMAN, P.A., ATTORNEYS

(Address) 2030 - 1st Ave., N., Birmingham, Ala. 35203

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 and no/100-----DOLLARS and the execution of a purchase money mortgage for \$6,000.00, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, D. C. Hulsey and wife, Syvilla Brothers Hulsey, (herein referred to as grantors) do grant, bargain, sell and convey unto K. W. Schafner and wife, Judy B. Schafner (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 SW corner of the NE 1/4 of the NE 1/4, Section 7, Tp. 21, S., Range 2 East, run north along the West boundary of said 1/4-1/4 a distance of 588.66 feet; thence right 81 degrees 01 mins. a distance of 291.03 feet to the point of beginning; thence continue a distance of 197 feet, more or less, to where elevation 397 above mean sea level occurs on the bank of the Coosa River, thence Northward along said elevation line to a point which is 137 feet from the last described point measured in a straight line; thence Westward a distance of 163.3 feet; thence left 86 degrees 27 mins. a distance of 19.02 feet; thence right 76 degrees 56 mins. a distance of 52.04 feet; thence left 84 degrees 45 mins. a distance of 129.12 feet to the point of beginning.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Ad valorem taxes due Oct. 1, 1974 which Grantors herein agree to pay and Grantees herein will thereafter pay.
2. Rights previously conveyed to various grantees, their heirs, successors and assigns, by Bernice Valentine, Syvilla Brothers Hulsey, as Administratrix of the Estate of Bernice Brothers Valentine, D. C. Hulsey, Sr. and wife, Syvilla Brothers Hulsey, containing the right to fish from the bank of Lay Lake, which said bank is located on the hereinabove described property. SEE REVERSE SIDE

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 25th day of September, 1974.

WITNESSES:

(Seal) (Seal) (Seal)

D. C. Hulsey (Seal)

Syvilla Brothers Hulsey (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 D. C. Hulsey and wife, Syvilla Brothers Hulsey, 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 25th day of September, A. D., 1974.



19741118000055810 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/18/1974 12:00:00 AM FILED/CERT

Notary Public.

3. Rights of Way to Ala. Power Co. as recorded in Volume 141, page 82; and Volume 228, page 180, Probate Office of Shelby County, Alabama.

4. Flood Rights in favor of Ala. Power Co. as recorded in Volume 246, page 583, Probate Office of Shelby County, Alabama.



19741118000055810 2/2 \$.00
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U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clarence J. Davidson
JUDGE OF PROBATE

SHelby COUNTY JUDGE OF PROBATE
11/18/1974 12:00:00 AM
Rec'd 11/18/74

BOOK 289 PAGE 651

THIS FORM FROM
LAWYERS TITLE INSURANCE CO.
Title Insurance
BIRMINGHAM, ALA.

195

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

RETURN TO 1008 *Davidson*
Shelby