

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 TWENTY-FIVE THOUSAND & No/100 (\$25,000.00) DOLLARS

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

C. B. Ballard, Jr. and wife, Mary O. Ballard
(herein referred to as grantors) do grant, bargain, sell and convey unto

Rickie J. Crumpton and wife, Beverly D. Crumpton

(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 according to "Sunrise Cove" as shown by subdivision map recorded in Map Book 5, page 31, in the Probate Office of Shelby County, Alabama.
EXCEPT one-half interest in minerals and mining rights.
SUBJECT TO: Restrictive Covenants and Conditions filed for record on June 25, 1968 in Deed Book 253, page 759 in said Probate Office.
SUBJECT TO: 50' building line from road and 25' from side lot lines.
SUBJECT TO: Rights of Alabama Power Company for flooding as shown by Deed Book 243, page 638 in said Probate Office dated July 14, 1966.

19741119000056200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/19/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd 2500
1974 NOV 19 AM 8:56
U.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
Clerk of Probate
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 19th day of November, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

C. B. Ballard Jr. (Seal)
Mary O. Ballard (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 C. B. Ballard, Jr. and wife, Mary O. Ballard 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, A. D., 1974.

Jamie Brasher

Notary Public.

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