

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

2446

(Address) P. O. Box 371, Pelham, Alabama 35124

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

See Mtg 345-240

That in consideration of Five Thousand Eight hundred and no/100-----DOLLARS  
And the assumption of the below described mortgage

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

Richard Wayne Popwell and wife, Phillis Jane Popwell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Tom L. Gallups, Jr. & wife, Joan Gallups

(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, Ira King's Subdivision according to Map as recorded in Map Book 5 on page 74 in Probate Office of Shelby County, Alabama.

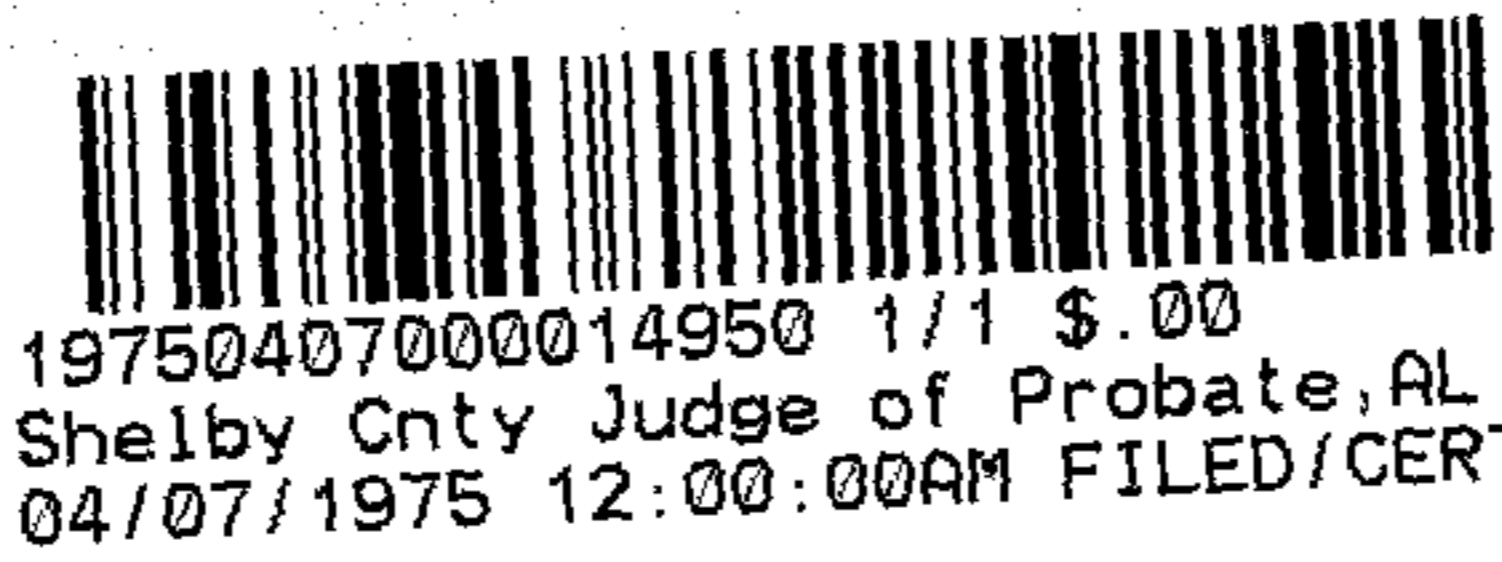
Situated in town of Pelham, Shelby County, Alabama.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of Robinson Mortgage Company Inc., dated 24th March, 1972 and recorded in Mortgage Book 321 page 704 in Probate Office and assigned to Franklin Federal Savings and Loan Association by assignment dated 16th June, 1972 and recorded in Misc. Book 2 page 708 in Probate Office, according to the terms and conditions of said mortgage and indebtedness secured thereby.

\$2,832.00 of the consideration recited above was from the proceeds of a second mortgage loan closed simultaneously herewith.

BOOK 291 PAGE 477



U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
1975 APR -7 AM 8:18  
Beck Jax 6.00  
INDEX 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 4th day of April, 1975

WITNESS:

(Seal) Richard Wayne Popwell (Seal)  
(Seal) Phillis Jane Popwell (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 Richard Wayne Popwell & wife, Phillis Jane Popwell 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 4th day of April, A. D., 1975

Donald R. ... Notary Pu