

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 Two Thousand Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
G. W. Crumpton and wife, Jewel Jessie Crumpton being one and the same as
Jessie Jewel Crumpton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles E. Fox and Betty H. Fox

(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 6 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 mineral and mining rights.

Subject to restrictive covenants dated June 25, 1968, and recorded in Deed Book 253 page 759 in Probate Office of Shelby County, Alabama.

Subject to rights of Alabama Power Company for flooding as shown by Deed Book 243 page 638 in Probate Office, the same being dated July 14, 1966.

BOOK 291 PAGE 505



19750409000015360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/09/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1975 APR -9 AM 8:25
INSTRUMENT WAS FILED
Deed Book 250

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 29th day of December, 19 70.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

G. W. Crumpton (Seal)
Jewel Jessie Crumpton (Seal)
_____(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that G. W. Crumpton and wife, Jewel Jessie Crumpton 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 29th day of December

Karl C. Harrison
Notary Public.