

This instrument was prepared by

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Form 1-1-5 Rev. 1-56

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 Seven Thousand and No/100 DOLLARS
and the execution of a Purchase Money mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William A. Morgan and wife Virginia Morgan

(herein referred to as grantors) do grant, bargain, sell and convey unto Joseph E. Wade and wife
Lorraine S. Wade

(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:

The S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 12, Township 22 South, Range 1 East;
The SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East; EXCEPT that part
which would be either covered with or which either along or together with other
lands would be entirely surrounded by waters of the Coosa River or its tributaries
should such river or its tributaries be raised or backed up to that certain datum
plane of 397 feet above mean sea level as established by the United States Coast
and Geodetic Survey as adjusted in January, 1955, together with the right to flood,
cover or surround with water from time to time that portion of said lands which lies
above such datum plane above mean sea level and which would be flooded, covered
with or surrounded by water should such river or its tributaries be raised and
backed up to that certain datum plane of 398 feet above such mean sea level.

Subject to flood rights of Alabama Power Company, together with condemnation
rights acquired by Alabama Power Company by condemnation proceedings recorded
in Probate Minutes and Final Record of Shelby County, Alabama in Book 8, pages
9 and in Book 7, Page 41. Together with all right of ways and easements.

19750620000032060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/20/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 20 PM 2:58
Need Jd 27.00
Cora J. J. J.
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 May, 1975.

WITNESS:

(Seal) William A. Morgan (Seal)
(Seal) Virginia Morgan (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, William H. Landford, a Notary Public in and for said County, in said State,
hereby certify that William A. Morgan & Virginia Morgan
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 was executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 19th day of May, A.D. 1975

My Commission expires William H. Landford Notary Public.
1-24-78