

This instrument was prepared by

(Name) W. A. Jenkins, Jr.

(Address) 300 Frank Nelson Bldg., Birmingham, Ala. 7458

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-nine Thousand Nine Hundred and no/100 -- -- DOLLARS

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

Leo Miskelly, an unmarried man

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

Arthur Edward Cowley and wife, Nola Cowley

(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 the map and survey of Sunrise Cove, as recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Situated in Shelby County, Ala.

This conveyance is subject to the following:

1. Taxes for the year 1976
2. Restrictions as recorded in Vol. 253, Page 759, in the Probate Office of Shelby Co., Ala.
3. Flood rights in favor of Ala. Power Co. as recorded in Vol. 243, Page 638, in the said Probate Office
4. Building line as shown by recorded plat
5. Right of way to Ala. Power as recorded in Vol. 253, Page 867, in the said Probate Office
6. Right of way to Southern Bell Tel. & Tel. Co. as recorded in Vol. 253, Page 830, in said Probate Office
7. Right of way to Ala. Power Co. recorded in Vol. 169, Page 325, in the Probate Office of Shelby Co., Ala.
8. Title to all minerals within and underlying the premises, together with a mining rights and other rights, privileges and immunities relating thereto (as to one-half interest).

\$29,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed

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, I have hereunto set my hand(s) and seal(s), this 19th day of April, 1976

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE  
I CERTIFY THAT THIS INSTRUMENT WAS FILED  
1976 APR 20 AM 7:46  
See Mtg 353-822  
Carol M. Cowley

(Seal)

Leo Miskelly (Seal)  
(Leo Miskelly)

(Seal)

(Seal)

(Seal)

(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 Leo Miskelly, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, A. D. 1976

19760420000035500 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/20/1976 12:00:00AM FILED/CERT

Patricia A. Adams (Seal)  
Notary Public  
My Commission Expires October 18, 1976