

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 ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

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

M. Wayne Epperson and wife, Peggie R. Epperson

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

Charles Wheeland Collum and wife Linda L. Collum

(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:

Commence at the point where the West line of Old Calera-Birmingham public dirt road crosses the South line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 16, Township 22, Range 2 West, and run South along said Right of Way line 24.7 feet to the point of beginning of the lot herein described, which said beginning point is situated North 5 degrees 10 Minutes East, 176.3 feet from the point where the South line of John W. Spain land crosses said West Right of Way line of said lot; from said beginning point run North along said Right of Way line 90 feet; thence North 84 Degrees 50 Minutes West 125 feet; thence South 5 Degrees 10 Minutes West 90 feet; thence South 84 Degrees 50 Minutes East 125 feet to the point of beginning. Said lot being situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22, Range 2 West.

As a part of the above consideration, grantees hereby assume and agree to pay that certain purchase money mortgage executed to City Federal Savings and Loan Association on May 28, 1963, the same being recorded in Vol. 282, Page 751, in the Office of the Probate Judge of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
07/21/1976 12:00:00AM FILED/CERT

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 7th

day of August, 1973.

(Seal)

M. Wayne Epperson

(Seal)

(Seal)

Peggie R. Epperson

(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 M. Wayne Epperson and wife Peggie R. Epperson whose names 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 7th day of August A. D., 1973

[Signature]

Notary Public.