

This instrument was prepared by

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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 Seven Thousand and no/100 (\$7,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
T. W. Milford and wife, Ethel J. Milford  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Cruse and Jacquelyn Ann Cruse  
(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 No. 27 according to Waxa Subdivision, the same being a part of Sec. 35, Township  
24, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5,  
in the Probate Office of Shelby County, Alabama.

There is excepted from this conveyance and reserved to the grantor all that part of  
the above described lot lying below that certain datum plane of 397 feet above mean  
sea level as established by the U. S. Coast and Geodetic Survey as adjusted in Jan. 1955.  
Grantees shall have the right to use and cut or clear the trees or timber on that part  
of said lot hereinabove described lying below said elevation of 397 feet above mean  
sea level until same is purchased or otherwise acquired by Alabama Power Company in  
connection with the raising of Lay Lake by said Company.  
The elevation above sea level used when the original Lay Lake was constructed is  
converted to the U. S. Coast and Geodetic Survey elevation above mean sea level by  
subtracting 37.87 feet from such elevation that was used when said Lay Lake was  
originally constructed and is substantially the same as the 397 feet above mean sea  
level referred to hereinabove.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 235,  
Pages 550 & 551 in the Probate Office of Shelby County, Alabama.

Mineral Rights Excepted.

19760723000068670 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/23/1976 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 July 23 day of July, 1976.

(Seal) (Seal) (Seal) (Seal) (Seal)  
T. W. Milford  
Ethel J. Milford

BOOK 380 PAGE 38  
STATE OF ALABAMA }  
SHELBY COUNTY }  
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that T. W. Milford and wife, Ethel J. Milford  
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 23<sup>rd</sup> day of July, A. D., 1976.  
Notary Public.