

This instrument was prepared by

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(Name) Mickey L. Johnson, Bell, Johnson & Hill, Attorneys

(Address) P. O. Box 427, Pelham, Alabama 35124

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 six hundred twenty-five and no/100--(\$7,625.00)-- DOLLARS

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

James R. Harrison and wife, Joan B. Harrison

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

Charles D. Coppedge and wife, Alice Coppedge,

(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 19, according to Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: 1. Taxes for 1976 and subsequent years.

2. 35-foot building set back line from Radburn Road.

3. Utility easements as shown on recorded map of said subdivision.

4. Transmission line permit to Alabama Power Company recorded in Deed Book 127, Page 399, in Probate Office.

5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

6. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

7. No liability is assumed for possible unfiled mechanics' and materialmen's liens.

Also conveyed herewith is the mobile home now permanently located on said premises, being identified as a 1970 Hillcrest, Serial No. SN3069E, 12' width by 60' length.



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Shelby Cnty Judge of Probate, AL
07/29/1976 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

day of July, 1976.

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THAT
INSTRUMENT WAS FILED
1976 JUL 29 PM 2:17
Deed Book 127 p. 399
Coppedge & Alice
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

James R. Harrison (Seal)
JOAN B. HARRISON (Seal)
JOAN B. HARRISON (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 James R. Harrison and wife, Joan B. Harrison, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, A. D. 1976

Notary Public