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Walter Cornelius, Attorney at Law
406 North 21st. Street
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration ~~monies~~ to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, I Annie Lee Scarborough, a single woman.

(herein referred to as grantors) do grant, bargain, sell and convey unto R. Homer Wilkerson and wife, Annie V, Wilkerson,

(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 12 according to the

Map of Fowler's Lake Estates, as recorded in Map Book 3, page 148 in the Probate Office of Shelby County, Alabama, together with a 1/30th interest in and to the riparian rights and beneficial use of Fowler's Lake which is bounded by said Fowler's Lake Estates.

Less and except the following described portion of said Lot 12: Begin at the southeast corner of Lot 12 according to the map and survey of Fowler's Lake Estates as recorded in Map Book 3, page 148 in the Probate Office of Shelby County, Alabama, thence run northerly along the easterly line of said Lot 12 for 167.2 feet to the northeast corner thereof; thence 104° 40' 42.5" left to the chord of a curve, said curve is to the right running westerly and has a radius of 230.6 feet and a central angle of 18° 18' 05"; thence run westerly along the arc of said curve and along the northerly line of said Lot 12 for 75.00 feet; thence from the chord of the last stated curve, turn 84° 12' 37.5" left and run southeasterly for 170.00 feet to a point on the edge of the water in Fowler's Lake as existed on March 8th, 1974,; thence run easterly along said waters edge for 50 feet, more or less, to a point on the easterly line of said Lot 12, said point being 6 feet, more or less, and being the property heretofore conveyed to Robert E. Coe and wife, Jewel F. Coe, and containing 10,006 sq. ft., more or less.

Subject to all easements, restrictions, rights or way and Zoing Ordinances of record, and to current year advalorem taxes which the said Grantees herein hereby assume and promise and agree to pay.



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Shelby Cnty Judge of Probate, AL
08/11/1976 12:00:00AM FILED/CERT

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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:

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 and seal
day of August, 1976

WITNESS:

Walter Cornelius
Gerry Carr

Annie Lee Scarborough

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Annie Lee Scarborough, a single woman, 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 executed the same voluntarily on the day the same bears date.

, a Notary Public in and for said County, in said State,

known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 9th day of August A. D., 1976

Walter Cornelius

Notary Public