

This instrument was prepared by

(Name) Kenneth D. Wallis, Attorney at Law

(Address) Suite 216-200 Century Park South, Birmingham, Al. 35226

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

5224
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and No/100 ----- DOLLARS

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

John S. Shugrue and wife, Pauline H. Shugrue
(herein referred to as grantors) do grant, bargain, sell and convey unto

John Dungan Apperson and wife, Sara Apperson
(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. 16 in LACOOSA Estates as shown on plat recorded in Probate Office of Shelby County, Alabama in Map Book 5 page 35.

Subject to the following:

1. Taxes due in the year 1977.
2. Permit to Alabama Power Company recorded in Deed Book 167, page 107 and in Deed Book 277, page 156 in Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County recorded in Deed Book 227, page 154 in Probate Office.
4. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, page 378-379 and 380 in Probate Office of Shelby County, Alabama.
5. Restrictive covenants recorded in Deed Book 254, page 16.



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Shelby Cnty Judge of Probate, AL
02/01/1977 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 28th day of January, 1977

WITNESS:

STATE OF ALABAMA
Jefferson COUNTY
JUDGE OF PROBATE
1977 JAN 32 AM 9:31
INSTRUMENT WAS FILED
1977 FEB 1 AM 9:43

John S. Shugrue
Pauline H. Shugrue
Pauline H. Shugrue
JUDGE OF PROBATE
1977 FEB 1 AM 9:43
INSTRUMENT WAS FILED

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John S. Shugrue and wife, Pauline H. Shugrue 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 28th day of January, A.D. 1977

My Commission Expires October 18, 1980