

This instrument was prepared by

(Name) Robert R. Sexton 3696 NO CERTIFICATION OF TITLE MADE.

(Address) 912 City Federal Building, Birmingham, Alabama

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 }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand (\$25,000.00) and no/100-----DOLLARS

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

Harold R. Walker and wife, Frances J. Walker
(herein referred to as grantors) do grant, bargain, sell and convey unto

Theodore C. Driver and Brenda June Driver
(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:

Lots 13 and 14, in Block 1, except that part taken for right-of-way for U. S. Highway No. 31, Nickerson-Scott Survey, as recorded in Map Book 3, on Page 34, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to:

1. Current Taxes.
2. Easements and restrictions of record.

BOOK 308 PAGE 588

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1977 OCT 26 PM 2:08
JUDGE OF PROBATE

19771026000115260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/26/1977 12:00:00AM FILED/CERT

Rev. 1.50
Ind 1.00
\$ 27.50

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 25th day of August, 1976.

WITNESS:

(Seal)
(Seal)
(Seal)

Harold R. Walker (Seal)
Frances J. Walker (Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker and wife, Frances J. Walker 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 25th day of August

Ed C. Driver
P. O. Drawer K.

Emma D. Higgins
My Commission Expires Nov. 1, 1978
Notary Public.