

FRANK K. BYNUM, ATTORNEY

5284

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FIVE THOUSAND SIX HUNDRED TEN AND NO/100 ----- (\$35,610.00)
AND THE ASSUMPTION OF THE HERENAFTER DESCRIBED MORTGAGE, DOLLARS

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

J. W. Martin and wife, Carol Sue Martin

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

David A. Copeland and wife, Helen S. Copeland

(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, in Block 5, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Home Federal Savings and Loan Association of Birmingham as recorded in Mortgage Book 334, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 309 PAGE 336

19771213000133680 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/13/1977 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 30th day of November, 19 77.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1977 DEC 13 AM 9 25

J. W. Martin (Seal)

Carol Sue Martin (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Deed 36.00
Rec. 1.50
Inv. 1.00
38.50
General Acknowledgment

I, the undersigned, hereby certify that J. W. Martin and wife, Carol Sue Martin, 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 30th day of November, A. D., 19 77.

BYNUM AND BYNUM

Notary Public.