

139

Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
Pelham, Alabama 35124

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 Twelve Thousand Five Hundred and No/100-----DOLLARS

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

Justin Fuller and wife, Joyce T. Fuller

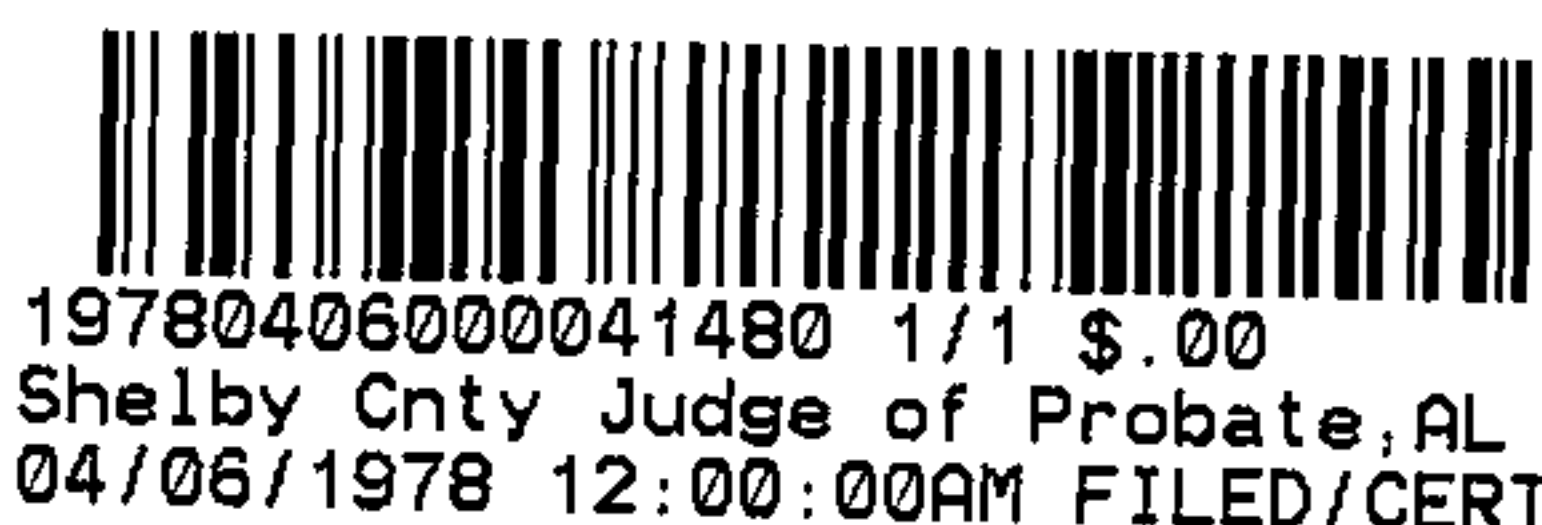
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frederick C. Koetter and wife, Izetta Koetter

(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:

A parcel of land situated in the SW-1/4 of the NE-1/4 of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the NW corner of the SW-1/4 of the NE-1/4 of Section 7, and go South 37° 49' East for 39.78 feet; thence South 81° 33' East for 186.35 feet to the point of beginning; thence South 25° 20' East for 370.19 feet; thence South 22° 05' East for 259.70 feet to a point on a curve on the North boundary of Woodfield Road; said curve having a central angle of 14° 52', a radius of 985.35 feet and subtended by a chord bearing North 70° 05' East for 254.48 feet; thence along this curve 255.58 feet; thence North 77° 31' East along the North boundary of Woodfield Road for 30 feet; thence North 12° 29' West for 432 feet; thence North 82° 10' West for 435.19 feet to the point of beginning.

Subject to easements and restrictions of record.



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, we have hereunto set our hand and seal, this 31st day of March, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
12 50
1 50
1 00
1 50
APR -6 AM 9 40

Justin Fuller

Joyce T. Fuller

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Fuller and wife, Joyce T. Fuller 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 31st day of March A. D., 1978.