

This instrument was prepared by

(Name) C. CRAWFORD WILLIAMS, ATTORNEY

(Address) 425 19th Street, Ensley, Al. 35218



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00)-----DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

IDA M. BISHOP, an unremarried widow (herein referred to as grantors) do grant, bargain, sell and convey unto

ROSEMARY HOPKINS, and her husband, WALTER GARRISON HOPKINS, III

(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:

Begin at the SW corner of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 West, and run northerly along the west side of the said E $\frac{1}{2}$ of the E $\frac{1}{2}$ for 1703.94 feet, then turn an angle of 91 degrees 33 minutes to the right and run easterly for 166.25 feet to the point of beginning. Then continue along the last described course for 308.00 feet, then turn an angle of 91 degrees 23 minutes 07 seconds to the left and run northerly for 123.00 feet, then turn an angle of 88 degrees 36 minutes 53 seconds to the left and run westerly for 308.35 feet, then turn an angle of 91 degrees 33 minutes to the left and run southerly for 123.01 feet back to the point of beginning.

Subject to right-of-way granted to Alabama Power Company in instrument recorded in Deed Book 133, Page 171.

Subject to all other easements, restrictions and rights-of-way of record.

BOOK 314 PAGE 797



19780906000119580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/06/1978 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, have hereunto set hand(s) and seal(s), this 5th day of Sept, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1978 SEP -6 AM 10:04

(Seal)

Judge of Probate (Seal)

STATE OF ALABAMA

Jefferson COUNTY

Deed 10.00
Rec. 1.50
Ind. 1.00
12.50

General Acknowledgment

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Ida M. Bishop, an unremarried widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, A. D., 1978

LOWE & WILLIAMS

ATTORNEYS AT LAW

Form ALA-31

425 19TH STREET-ENSLEY

Notary Public, State of Alabama