

This instrument was prepared by

(Name) LAW OFFICES OF JOHN T. NATTER 354

(Address) 3700 Fourth Avenue South, Suite 101

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seven Thousand & no/100 (\$7,000.00) -----DOLLARS

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

Sadie Daniel Roper, an unmarried widow

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

Max Gray and wife Esther Gray

(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:



19800410000042170 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/10/1980 00:00:00 FILED/CERTIFIED

The South 132 feet of the South 1/2 of the SE 1/4 of the NW 1/4 that lies East of the Florida Short Route Highway right-of-way, in Section 17, Township 19 South, Range 1 West, situated in Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1980 which are a lien but not due and payable until October 1, 1980.
2. Mineral and mining rights and rights incident thereto.
3. Right of way to Alabama Power Company as recorded in Book 109, pages 67 and 68, in the Probate Office of Shelby County, Alabama.
4. Right of way to State of Alabama for Highway purposes as recorded in Book 298, page 363, in said Probate Office.

Sadie Daniel Roper, an unmarried widow, is the surviving grantee in that certain deed recorded in Book 256, page 339, Judge of Probate's Office, Shelby County, Alabama, Dwight M. Roper having died on March 23, 1972.

BOOK 325 PAGE 901

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, I have hereunto set my hand(s) and seal(s), this 8th day of April, 19 80.

WITNESS:

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

Deed Tax 7.00 (Seal)

Rec'd 1.50 APR 10 AM 8:27 (Seal)

Seal 1.00 (Seal)

Sadie Daniel Roper (Seal)
Sadie Daniel Roper

(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 Sadie Daniel Roper, an unmarried 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 8th day of April, 19 80.

Law Offices
of
JOHN T. NATTER

(Signature)
Notary Public.

3700 Fourth Avenue South