

912

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama 35051

Form 1-13 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-EIGHT THOUSAND AND NO/100 (\$28,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James Grady Epperson and Norma Jean Tarpley

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

✓ Roy F. Baughn, Sr. and wife, Ruby L. Baughn

(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 Northwest corner of Lot 15, the same being the North most point of said lot on the East line of Myrtle Street, according to McDow-Harrison-Walton Subdivision recorded in Map Book 3, Page 153, in the Probate Office of Shelby County, Alabama, and run thence South 50 deg. 13' East 140 feet along the Northern line of said Lot 15; thence run in a Northeasterly direction 173.3 feet to a point on Milstead Road, being the new County Highway being constructed across Mount Dixie, which said point is 130 feet Southeast of the East line of Myrtle Street; thence run in a Northwesterly direction along the right of way line of said Milstead Road 130 feet to the East line of Myrtle Street; thence run in a Southwesterly direction along the Easterly line of Myrtle Street 93 feet to the point of beginning.  
Being a part of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 24, and a part of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 25, all in Township 21 South, Range 1 West.

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This property constitutes no part of the homestead of either grantor.

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 23 day of March, 19 83

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS

NOTARIAL INSTRUMENT WAS FILED (Seal)

1983 MAR 23 PM 1:58 (Seal)

STATE OF ALABAMA  
Shelby COUNTY

Deed TAX 28.00  
Rec 1.50  
3rd 1.00  
30.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Grady Epperson and Norma Jean Tarpley, 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 23 day of March, A. D., 19 83

Frank Ellis

Notary Public.

James Grady Epperson (Seal)  
Norma Jean Tarpley (Seal)