

This instrument was prepared by

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

(Address) Columbiana, Alabama

Form 1-1-6 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 THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Maude McDaniel, as Executrix of the Estate of Bruce Alverson

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

✓ David Lee Cofer and wife, Beverly T. Cofer

(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:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit is signed for the purpose of identification.

\$17,032.50 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

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 29<sup>th</sup> day of July, 19 83.

WITNESS:

----- (Seal)

Maude McDaniel (Seal)

Maude McDaniel, as Executrix of the Estate of Bruce Alverson (Seal)

----- (Seal)

----- (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Maude McDaniel, Executrix of the Estate of Bruce Alverson, whose name 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, in her capacity as executrix.

Given under my hand and official seal this 29<sup>th</sup> day of July, A. D., 19 83

P.O. Box 1111  
Columbiana, Ala. 35057

Howard N. Foster Jr. Notary Public.

EXHIBIT "A"

Lot No. 2 in Block "A" according to the Survey and Map of Wooley's Addition to the Town of Columbiana, Alabama, said lot fronting 90 feet on the South side of Mildred Street and extending back in a Southeasterly direction of uniform width, a distance of 205 feet.

Also the West or Westerly half of Lot No. 3 in Block "A" according to the survey and Map of Wooley's Addition of the Town of Columbiana, Alabama, said lot fronting 40 feet on the South side of Mildred Street and extending in a Southerly direction of uniform width a distance of 205 feet and being further described as beginning at the Northeast corner of Lot No. 2 in Block "A" of said Wooley's Addition to the Town of Columbiana, Alabama, and run thence South  $15^{\circ}$  East along the East boundary line of said Lot No. 2 in Block "A" a distance of 205 feet to a stob; run thence North  $75^{\circ} 30'$  East a distance of 40 feet to a stob; run thence North  $15^{\circ}$  West a distance of 205 feet to a stob on the South margin of Mildred Street; run thence South  $75^{\circ} 30'$  West along the South margin of said Mildred Street a distance of 40 feet to point of beginning.

All of the above described lands being according to the Survey and Map of Wooley's Addition to the Town of Columbiana, Alabama, and being a part of the Southwest Quarter of the Northeast Quarter of Section 25, Township 21, Range 1 West, and situated in the Town of Columbiana, in Shelby County, Alabama.

Maude McDaniel  
Maude McDaniel, As Executrix of the Estate  
of Bruce Alverson

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 JUL 29 PM 4:13  
see MB 434-437  
Thomas A. [Signature]  
JUDGE OF PROBATE

|          |       |
|----------|-------|
| Deed Tax | 18.00 |
| Rec      | 3.00  |
| Jud      | 1.00  |
|          | <hr/> |
|          | 22.00 |