

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-15 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 FOURTEEN THOUSAND AND NO/100 (\$14,000.00)----- DOLLARS

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

Lewis H. Cospers and wife, Bertha J. Cospers

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

Daniel H. Kennedy and wife, Jane Kennedy

(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 Southwest corner of Lot 25 of Walter's Cove, First Sector, as recorded in Map Book 5, Page 22 in the Office of Probate Judge, Columbiana, Alabama; thence Westerly along the North right of way line of Walter's Drive, a distance of 106.00 feet to a point; thence turn an angle of 92 deg. 04 min. to the right and proceed northerly along the East Line of a drainage easement for a distance of 191.91 feet to a point; thence turn an angle of 78 deg. 52 min. to the right and proceed Easterly along the South margin of Carden Channel, a distance of 121.55 feet to a point (being the Northwest corner of said Lot 25 of Walter's Cove, First Sector); thence turn an angle of 104 deg. 44 min. to the right and proceed Southerly along the West boundary of the said Lot 25, a distance of 210.00 feet to the point of beginning.

Property is located in the NE 1/4 of NW 1/4 and SE 1/4 of NW 1/4 of Section 23, Township 21 South Range 1 East and shall carry the same restrictions as Walter's Cove, First Sector as recorded in Book 248, Page 750 in the said Probate Office, except for Item 8 which shall apply to James L. Ray, Jr. instead of Emmett Cloud Realty.

The grantees or their successors in title have the right to the use of the boat launching facilities set aside for the property owners of Walter's Cove.

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BOOK

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

1984 AUG 15 AM 9:16

Deed Tar 14.00 Rec. 2.50 Index 1.00 17.50

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 10th day of August, 1984

WITNESS:

Jenny O. Kovach (Seal)

Lewis H. Cospers (Seal)

Bertha J. Cospers (Seal)

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

the undersigned authority

I, Lewis H. Cospers and wife, Bertha J. Cospers, a Notary Public in and for said County, in said State, hereby certify that

whose name s 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 10th day of August, A. D., 1984

P.O. Box 232 W. Souville, 35186

Jenny O. Kovach Notary Public

My Commission Expires February 28, 1987