

THIS INSTRUMENT PREPARED BY:

NAME: J. Scott Langner

ADDRESS: 1405 First Alabama Bank Building, Birmingham, AL

Send Tax Notice To:

Richard Copelin

581-64 Place So.

B'ham, AL 35212

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Two Hundred (\$3,200.00) Dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Hattie Mae Blackmon

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Richard Copelin and wife Ernestine Copelin

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the N.E. corner of the Frank Threatt Lot run South 147 yards, parallel with West Boundary line of said 40; thence turn left run 33 yards East to a stake, thence turn left run 147 yards North to farm to Market Road, thence turn left run West along right of way of said road 33 yards to point of beginning. Containing one acre or more or less. Being section 27, Township 19, Range 2 East, in S.E. $\frac{1}{4}$ or SW $\frac{1}{4}$ and further recorded, filed and described in the Deed Records of Shelby County Volume 182, page 410.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set hands(s) and seal(s), this 1st day of October, 1986

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

Hattie Mae Blackmon

1986 OCT (Seal) AM 10:56

JUDGE OF PROBATE

General Acknowledgment

1. Deed Tax \$3.50 (Seal)
2. Mtg. Tax (Seal)
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 7.00

STATE OF ALABAMA
SHELBY COUNTY

I, Evelyn R. Burge, a Notary Public in and for said County, in said State, hereby certify that Hattie Mae Blackmon 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of OCTOBER, A. D., 1986