

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

SEND TAX NOTICE TO:

(Name) Laura Helen Hope
Route 1, Box 3378
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 DOLLARS

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

Herbert M. L. Epperson, a single man

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

Laura Helen Hope

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

A lot known as the Roper lot lying in the NW 1/4 of SW 1/4, Section 23, Township 21 South, Range 1 West, and described as follows: To find the point of beginning from the Southwest corner of said NW 1/4 of SW 1/4, run East along South line of said forty a distance of 13.82 chains to a railroad iron corner on the South side of the Columbiana to Joinertown Road, which is the point of Beginning; thence continuing along South line of said forty 3.16 chains to a railroad iron corner; thence Northerly parallel to the West line of said forty 6.32 chains to a railroad iron corner; thence Westerly parallel to South line of said forty a distance of 3.16 chains to a railroad iron corner; thence Southerly parallel to West line of said forty a distance of 6.32 chains to point of beginning. Situated in Shelby County, Alabama.

Bessie Epperson, who reserved a life estate in Deed Book 331, Page 344, died on or about the 24th day of December, 1986.

1. Deed Tax	\$ 50
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.00

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 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 hands(s) and seal(s), this 25th day of January, 1991.

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

91 JAN 25 PM 2:10

(Seal)

(Seal)

(Seal)

Herbert M. L. Epperson
Herbert M. L. Epperson

(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 Herbert M. L. Epperson, a single man 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 25th day of January, A. D., 1991.