

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(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 FOUR THOUSAND, TWO HUNDRED & NO/100 (\$4,200.00) DOLLARS

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

Frances Lokey, a widow

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

Camilla M. Wood and Martha A. Wood

(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:

Lot 4-A according to map of Sunrise Cove as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 31.

There is expressly excepted from this conveyance fee simple title to the 30 foot road shown as extending along the Southerly portion of Lot 4-A, which said roadway is expressly reserved, except owners of Lot 4-A shall have the right to use said roadway in common with the grantor, her heirs or assigns should it remain open as a private road, but grantor shall have no obligation to keep said road open or in repair.

Subject to the following:

1. Restrictive covenants and conditions dated June 25, 1968 recorded in Book 253, page 759 in the Probate Office of Shelby County, Alabama.
2. Building set back line as follows: 50' building line from Road and 25' from side lot line lines.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 169, page 325.
4. Subject to rights of Alabama Power Company for flooding as shown by Deed Book 253, page 638 in said Probate Office dated July 14, 1966.
5. Utility permit to Alabama Power Company and Southern Bell Telephone Company recorded in Deed Book 253, page 867 in said Probate Office.
6. Building restrictions as shown by map of Sunrise Cove in Map Book 5, page 31 in Probate Office.
7. Except 30 foot road shown extending along the Southerly portion of said Lot 4-A referred to above.

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 18

day of June, 1971.

STATE OF ALABAMA, SHELBY COUNTY, I, Frances Lokey, do hereby certify that this instrument was filed in the U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE. 1971 JUN 21 PM 3:34

Frances Lokey (Seal)  
(Frances Lokey)

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, Frances Lokey, a Notary Public in and for said County, in said State, hereby certify that she 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of June, A. D., 1971.

James Brasher  
Notary Public.