

This instrument was prepared by

(Name) Wallace, Ellis & Fowler,
Columbiana, Alabama 35051
(Address)

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Shelby Cnty Judge of Probate, AL
06/05/1973 12:00:00 AM FILED/CERT

Form 1-1-5 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 TWELVE THOUSAND, FIVE HUNDRED & NO/100 (\$12,500.00) DOLLARS
which is secured by purchase money mortgage

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

Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace
(herein referred to as grantors) do grant, bargain, sell and convey unto

Horace A. Vansant and wife, Eleanor S. Vansant
(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:

Commencing at the NE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 26,
Township 21 South, Range 1 West, and running thence South 18 deg.
30' West 212 feet to the point of beginning of the lot herein conveyed;
thence run South 14 deg. 15' East 100 feet; thence South 83 deg. 30'
West 300 feet, more or less, to the East margin of the Columbiana-
Shelby Road; run thence North 14 deg. 15' West along said East margin
of said road 100 feet; run thence North 83 deg. 30' East 300 feet, more
or less, to point of beginning, being a lot situated in the town of
Columbiana, in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West.
Subject to utility permits of record.

SUBJECT TO FOLLOWING RESTRICTIONS:

1. This property shall be used for a single unit dwelling only.
2. Subject to an easement to Alvin M. Stinson and wife for the purpose of attaching to the sewage line which is in existence behind the present dwelling running Northerly.
3. No trailers shall be placed on the land.
4. Grantees agree that should they sell the property herein, that the sellers shall first refusal to purchase the same, and that should sellers exercise this option, the selling price shall be reduced in favor of the purchasers at the rate of \$50.00 per month from this date, (this restriction #4 to be operative for five years).

THESE RESTRICTIONS SHALL ATTACH TO AND RUN WITH THE LAND.

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 1st day of May, 1973

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace whose names 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 1st day of May, A. D., 1973.

Lance Brasher
Notary Public.

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STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1973 JUN 5 PM 12:54

STATE OF ALABAMA
SHELBY COUNTY