

STATE OF ALABAMA

10840

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Thousand and No/100 (\$10,000.00) Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James W. Huckaby, Jr. and wife, Lois G. Huckaby (herein referred to as grantors) do grant, bargain, sell and convey unto Roy Douglas Stegall and wife, Rebecca Thornton Stegall (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:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 41.35 feet; thence turn an angle to the left of 78 deg. 31 min. 11 sec. and run in a Southerly direction a distance of 356.05 feet; thence turn an angle to the right of 43 deg. 13 min. and run on a bearing of South 43 deg. 13 min. West a distance of 167.40 feet; thence run South 18 deg. 59 min. West a distance of 116.63 feet to the point of beginning; said point of beginning being situated 5 feet Southeasterly of the waters edge; all properties contained herein include property to the waters edge; thence continue on last described course a distance of 35.0 feet to a point that is 5 feet Southeasterly of the waters edge; thence run South 23 deg. 49 min. West a distance of 138.61 feet to a point that is 6 feet Southeasterly of the waters edge; thence run South 9 deg. 02 min. East a distance of 98.48 feet to a point that is 5 feet Southeasterly of the waters edge; thence run Southeasterly 48 deg. 54 min. East a distance of 81.00 feet; thence run North 35 deg. 36 min. 44 sec. East a distance of 202.12 feet to its intersection with the right of way line of a cul-de-sac having a radius of 50.0 feet; thence run in a Northwesterly, Northerly and Northeasterly direction along the arc of a curve having a central angle of 133 deg. 47 min. 16 sec. a distance of 120.24 feet to the end of said curve; run thence North 69 deg. 01 min. West for a distance of 157.18 feet to the point of beginning.

Minerals and mining rights excepted, and subject to easements and rightsof way of record.

Subject to the following restrictive covenants, which shall be construed as running with the land: said property shall be used for residential purposes only and shall be limited to one residence (exclusive of out-buildings) containing a minimum of 2,000 square feet of floor space, and no residence or out-building shall be located closer than 60 feet from the centerline of the road or street providing access to said property.

BANK OF THE
SOUTHEAST

305 North 20th St.
P.O. Box 1967
Birmingham, Ala 35201

BOOK 306 PAGE 577

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of the, 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 6th day of January, 1976.

James W. Huckaby (SEAL)

James W. Huckaby, Jr. (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Huckaby, Jr. and wife, Lois G. Huckaby, 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 6th day of January, 1976.

William G. Lawrence
Notary Public



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Shelby Cnty Judge of Probate, AL
07/12/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

NOTARIAL PUBLIC

1977 JUL 12 AM 8:38

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Fee 3.00
Sub 1.00
\$ 14.00

BOOK 306 PAGE 578