

This instrument was prepared by

(Name) J.A.Jones
(Address) 4550 Old Caldwell Mill Road. Birmingham, Ala.

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 One Hundred (\$100.00) Dollars & other valuable considerations

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

James Arthur Jones Executor of the estate of Ana Kenda Jones
(herein referred to as grantors) do grant, bargain, sell and convey unto
James R. Hogan and wife Diane M. Hogan

(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 2 of the J.A.Jones Survey. Situated in the SW $\frac{1}{4}$ - NW $\frac{1}{2}$ of
Sec. 3 T.19 S. R. 2 W. Shelby County Ala. Recorded in Map Book
7 Page 74. Mineral and mining rights excepted.

The following restrictions to run with the land. Only a single family dwelling used only for residential use having 1700 sq. feet of living area or more excluding porches, carports, garage or basement. No building closer than 15% of the lot width to side property lines nor closer than 75 feet to road right fo way or rear property line. No fence to be erected closer to front road than the front corner of house. No trailers, mobile homes, garage apartments, barn or other outbuildings shall be erected on this lot for use either temporary or permanetly as a residence. only domestic pets are allowed.

An easement 20 feet wide across west frontage of lot for access to adjoining lots.

19780629000082930 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/29/1978 12:00:00AM FILED/CERT

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 29
June 78
day of June, 1978

WITNESS:

_____(Seal) James Arthur Jones (Seal)
_____(Seal) Estate of ANA Kenda Jones (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }

COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19____

Notary Public.

James R. Hogan
4827 Caldwell Mill Rd See Reverse Side

ACKNOWLEDEMENT FOR AN OFFICIAL OR OTHER PERSON
IN REPRESENTATIVE CAPACITY

The State of Alabama

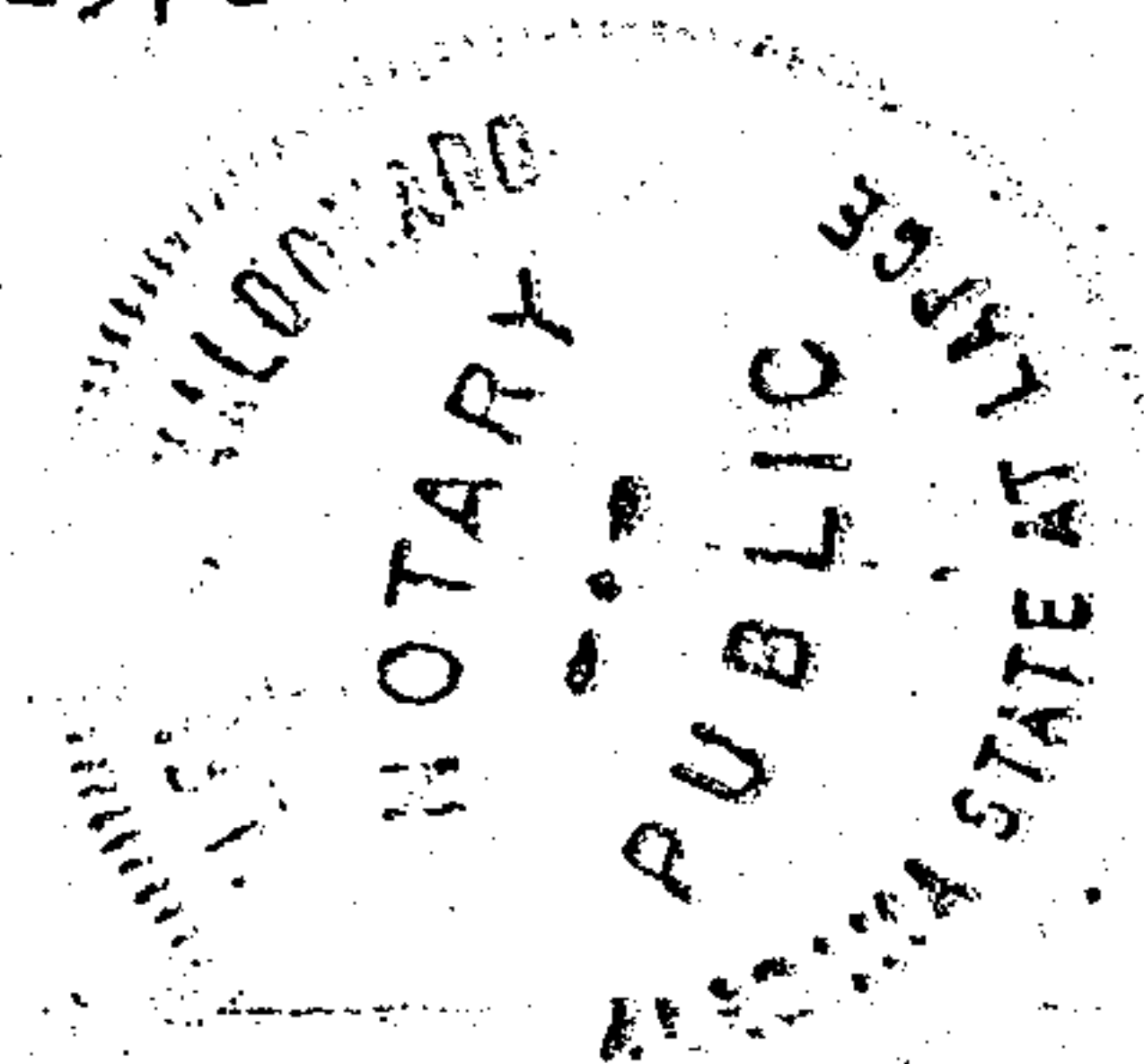
Jefferson County

I, Walter C. Maldonado Notary Public, in and for
said County in said State, hereby certify that James Arthur
Jones whose name as Executor of the estate of Ana Kenda Jones
is signed to the foregoing conveyance and whos's known to me,
acknowledged before me on this date that, being informed of
the contents of the conveyance, he, in his capacity as such
Executor, executed the same voluntarily on the day the same
bears date.

Given under my hand this the 29 day of June, 1978

Walter C. Maldonado

My Commission Expires Nov. 15, 1981



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

1978 JUN 29 PM 2:58

Thomas A. Snowling Jr.
JUDGE OF PROBATE

Deed. 7.50

Rec. 3.00

Ind. 1.00

11.50



19780629000082930 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/29/1978 12:00:00AM FILED/CERT

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.