

Roberts Real Estate

P.O. Box 94, Montevallo, Al 35115

342

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Shelby

COUNTY

Know All Men By These Presents.

That in consideration of Six Thousand Five Hundred (\$6500.00) DOLLARS

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

Bennie Lucas and wife, Jacqueline Lucas

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

Gary W. Smith and Sarah T. Smith

(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:

Lots 10, 11, 12, 13, 14, 15, and 16 in Block 7, according to the map of Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County, Alabama.

Subject to:

Right of way deed for public road to Shelby County recorded in Deed Book 215 page 113 in said Probate Office.

Building setback line reserved of 30 feet on the South facing Whaley Drive on all of said lots.

Restrictive covenants filed for record on March 22, 1957, as follows: All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5500 containing at least 700 square feet in the main body of the house. All lots have a 30 foot building line from street and a 7 foot sideline clearance. An easement of 3 feet on each side of all lot lines for public utilities shall be reserved and no outbuilding to be located thereon. No structure of a temporary nature such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence, either temporarily or permanently. See recorded Deed Book 251, page 790.

Transmission line Permit from J.A. Hines and wife to Alabama Power Company dated July 1, 1936, across NW 1/4 of NE 1/4, Section 9, Township 24, Range 12 East, recorded in Deed Book 101 page 170 in said Probate Office.



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Shelby Cnty Judge of Probate, AL
02/09/1979 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:

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 and seal, this 9th day of February, 1979.

WITNESS: Deed 6.50 STATE OF ALA. SHELBY CO.
Rec. 1.50 PROBATE OFFICE
Sub. 1.00
9.00
1979 FEB 9 AM 10:52

Bennie Lucas
Jacqueline Lucas

State of

Alabama

Shelby

General Acknowledgement
COUNTY OF PROBATE

I, Geraldene Millar, a Notary Public in and for said County, in said State, hereby certify that Bennie Lucas and wife, Jacqueline Lucas 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 9th day of February, A.D., 1979

Form 3091

Gary W. Smith
1111 1/2 E. 3rd St.
Montevallo Ala 35115

Geraldene Millar
Notary Public

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