

This instrument was prepared by

877

(Name) James A. Holliman
1610 4th Avenue North
(Address) Bessemer, AL 35020

Form 1-1-8 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand and No/100-----DOLLARS

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

George B. Norton and wife, Levada N. Norton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert D. Ginwright and Lynn P. Ginwright

(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:

(SEE ATTACHED EXHIBIT "A")

Subject to:

1. Taxes for the year 1992.
2. Mineral and mining rights and release of damages in Deed Book 121, Page 294.
3. Right-of-way to Alabama Power Company in Deed Book 138, Pages 380 and 381.
4. Restrictive covenants on attached Addendum "A".

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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 12th day of November, 1991

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

X George B. Norton (Seal)
George B. Norton
X Levada N. Norton (Seal)
Levada N. Norton

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George B. Norton and Levada N. Norton whose name s 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 12th day of November, A. D., 1991

829-94

John H. Holliman
Notary Public.

" EXHIBIT A "

Commence at the Southeast corner of the West 1/2 of the Northeast 1/4 of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama; thence run North 89 degrees 16 minutes 40 seconds West along the South line of said 1/4 section 574.54 feet; thence run North 00 degrees 05 minutes 16 seconds West 658.74 feet to the point of beginning; thence continue along last described course 658.74 feet; thence run South 89 degrees 11 minutes 02 seconds East 288.29 feet; thence run South 00 degrees 02 minutes 38 seconds East 658.49 feet; thence run North 89 degrees 13 minutes 53 seconds West 287.78 feet to the point of beginning.

SUBJECT to that part of a 30 foot wide easement for ingress and egress that lies within said parcel.

ADDENDUM "A"

The restrictive covenants shall provide for no trailers and no mobile homes to be placed on the property. The restrictive covenants shall further provide that the minimum square footage to be used, in the event a single-family residence is constructed, shall be a minimum of 1,500 square feet, if one-level. If a multi-level, single-family residence is constructed, there shall be at least 1,400 square feet on the main level, and this shall not include any part of a basement area. The parties agree that any further division of the property owned by either the seller or the purchaser shall not be sub-divided in any parcel less than three (3) acres in size.

RDY
LPS

YBN
RN

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

91 NOV 15 AM 10:02

JUDGE OF PROBATE

1. Deed Tax	\$ 22.00
2. Mfg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 33.50