

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 and other good and valuable considerations—DOLLARS

to the undersigned grantor Ed Finch

in hand paid by Dick Isenhower and wife, Jeanne Alice Isenhower

the receipt whereof is acknowledged I the said Ed Finch

do grant, bargain, sell and convey unto the said Dick Isenhower and Jeanne Alice Isenhower

the following described real estate, situated in Shelby

County, Alabama, to-wit: Part of the E $\frac{1}{2}$ of SW $\frac{1}{4}$ and of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 19, Range 2 West, known as the J E Strickland place, and more particularly described as follows; Beginning at a point in the middle of Bishop Creek or Valley Creek near the SE corner of the SE $\frac{1}{2}$ of SW $\frac{1}{2}$ of Section 22, Township 19, Range 2 West between an iron stake on the west side of a white oak tree on the east side of said creek, thence running in a straight line a little west of north about 62 yards to an iron stake on the west side of the Montevallo road where a sweet gum tree is now standing on the west side of said road also where a lane intersects said road, thence in a straight line a little north of west about 12.8 chains to a stake on the west boundary line of the SE $\frac{1}{2}$ of SW $\frac{1}{2}$, said stake situated 10.45 chains north of the SW corner of the SE $\frac{1}{2}$ of SW $\frac{1}{2}$ of said section, thence north along the west boundary line of the E $\frac{1}{2}$ of SW $\frac{1}{2}$ of said section about 690 yards to a stake at the NW corner of the NE $\frac{1}{2}$ of SW $\frac{1}{2}$ of said section, thence in a SE direction about 150 yards to a cross fence between land of G. W. Collins and the lands herein conveyed, thence along said cross fence in a SE direction about 650 yards, thence SE along the SW line of G. W. Collins land about 100 yards to the middle of said Bishop or Valley Creek, thence down the middle of said creek to the point of beginning.

As a part of the consideration of this conveyance to my son-in-law and daughter, it is agreed that they are not to place any mortgage on this land or any part of it or any improvement thereon during their natural life, and as a further consideration, they are not to sell or otherwise dispose of the above described property, and they are not to sell the same unless it is sold back to the said Ed Finch the grantor, during their natural lifetime, and the said Ed Finch shall have a right to the use of said property as his home during that time, and if either of the said purchasers, Dick Isenhower and Jeanne Alice Isenhower should die, then this shall apply until the death of the last survivor, as it relates to mortgages and sales of the property, and my right to use the same for a home during my lifetime. If either of them violate this restriction or both of them violate it, it shall revert back to the other survivor and the seller, to carry out this restriction, if both purchasers violate the restrictions, it shall revert back to the Seller. TO HAVE AND TO HOLD, To the said Dick Isenhower and wife, Jeanne Alice Isenhower, their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Dick Isenhower and Jeanne Alice Isenhower, their

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said

Dick Isenhower and Jeanne Alice Isenhower, their

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 26th day of January, 1954

WITNESSES:

Mae S Curran
G. O. Benton

Ed Finch (Seal.)
Ed Finch



(Seal.)

(Seal.)

(Seal.)

State of Alabama
Jefferson

COUNTY

BOOK 165 PAGE 177

I, Mae S. Curren

, a Notary Public in and for said County, in said State,

hereby certify that Ed Finch, a single man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January

Mae S. Curren 1954

Notary Public

State of

COUNTY

I,

, a Notary Public in and for said County, in said State,

hereby certify that on the day of

, came before me

the within named

known to me

(or made known to me), to be the wife of the within named

who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of

Notary Public

Filed in the office of the Probate Judge on the 5 day of Mar 19 54 at 1 o'clock M.
and recorded in Deed Book 165 Page 176 this 10 day of Mar 1954.
Deed Tax 2.50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate