

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, LEWIS B. WALKER and wife, IMOGENE WALKER, WALES W. WALLACE, JR. and wife, ELIZABETH T. WALLACE, GEORGE HORN and wife, IONE K. HORN, MARGARET CHRISTIE, an unmarried woman, ROY DOWNS and wife, ELIZABETH P. DOWNS, CONRAD M. FOWLER and wife, VIRGINIA FOWLER, HAROLD J. HALL and wife, CHRISTINE HALL, (herein referred to as grantors) do grant, bargain, sell and convey unto J. T. JONES and wife, GERALDINE F. JONES (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:

PARCEL 1:

Commence at the SW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Fractional Section 13, Township 22 South, Range 1 East; thence run North 2 deg. 00' West along West boundary of ~~SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of~~ said Fractional Section 13 a distance of 200.35 feet to the point of beginning of the parcel of land herein described; thence continue North 2 deg. 00' West a distance of 101.3 feet to a point; thence turn an angle of 41 deg. 03' to the right and run North 39 deg. 03' East a distance of 350.0 feet to a point; thence turn an angle of 8 deg. 10' to the left and run North 30 deg. 53' East a distance of 100.0 feet to a point; thence turn an angle of 114 deg. 24' to the right and run South 34 deg. 43' East a distance of 218.0 feet to a point; thence turn an angle of 73 deg. 24' to the right and run South 38 deg. 41' West a distance of 232.20 feet to a point; thence turn an angle of 1 deg. 18' to the right and run South 39 deg. 59' West a distance of 217.80 feet to a point; thence turn an angle of 70 deg. 49' to the right and run North 69 deg. 12' West a distance of 28.4 feet to a point; thence turn an angle of 15 deg. 10' to the right and run North 54 deg. 02' West a distance of 90.2 feet to a point; thence continue North 54 deg. 02' West a distance of 8.80 feet to the point of beginning. Said parcel of land is situated in Shelby County, Alabama and is lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Fractional Section 13, Township 22 South, Range 1 East.

PARCEL 2:

Commence at the SW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Fractional Section 13, Township 22 South, Range 1 East; thence run North 2 deg. 00' West along the West boundary of ~~SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of~~ said Fractional Section 13 a distance of 301.65 feet to a point; thence turn an angle of

41 deg. 03' to the right and run North 39 deg. 03' East a distance of 350.0 feet to a point; thence turn an angle of 8 deg. 10' to the left and run North 30 deg. 53' East a distance of 100 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 9 deg. 31' to the left and run North 21 deg. 22' East a distance of 150.0 feet to a point; thence turn an angle of 6 deg. 57' to the left and run North 14 deg. 25' East a distance of 350.0 feet to a point; thence turn an angle of 131 deg. 31' to the right and run South 34 deg. 04' East a distance of 255.9 feet to a point; thence turn an angle of 44 deg. 07' to the right and run South 10 deg. 03' West a distance of 7.60 feet to a point; thence turn an angle of 10 deg. 36' to the left and run South 0 deg. 33' East a distance of 170.75 feet to a point; thence turn an angle of 19 deg. 22' to the right and run South 18 deg. 49' West a distance of 181.15 feet to a point; thence turn an angle of 29 deg. 10' to the right and run South 47 deg. 59' West a distance of 127.60 feet to a point; thence turn an angle of 9 deg. 18' to the left and run South 38 deg. 41' West a distance of 12.9 feet; thence turn an angle of 106 deg. 36' to the right and run North 34 deg. 43' East a distance of 218.0 feet to the point of beginning. Said parcel of land is situated in Shelby County, Alabama and is lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Fractional Section 13, Township 22 South, Range 1 East; together with rights and restrictions as provided in attached Exhibit "A" and made a part hereof.

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 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 on this the 7th day of December, 1964.

Lewis B. Walker (SEAL)
Lewis B. Walker
Inogene J. Walker (SEAL)
Inogene Walker
Wales W. Wallace, Jr. (SEAL)
Wales W. Wallace, Jr.
Elizabeth T. Wallace (SEAL)
Elizabeth T. Wallace

George Horn (SEAL)

George Horn

Ione K. Horn (SEAL)

Ione K. Horn

Margaret Christie (SEAL)

Margaret Christie

Roy Downs (SEAL)

Roy Downs

Elizabeth P. Downs (SEAL)

Elizabeth P. Downs

Conrad M. Fowler (SEAL)

Conrad M. Fowler

Virginia Fowler (SEAL)

Virginia Fowler

Harold Hall (SEAL)

Harold Hall

Christine Hall (SEAL)

Christine Hall

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Lewis B. Walker and Imogene Walker; Wales W. Wallace, Jr. and Elizabeth T. Wallace; George Horn and wife, Ione K. Horn; Conrad M. Fowler and Virginia Fowler; Harold Hall and Christine Hall, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of December, 1964.

Lanier Brasher
Notary Public

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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ROY DOWNS and ELIZABETH P. DOWNS, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of December, 1964.

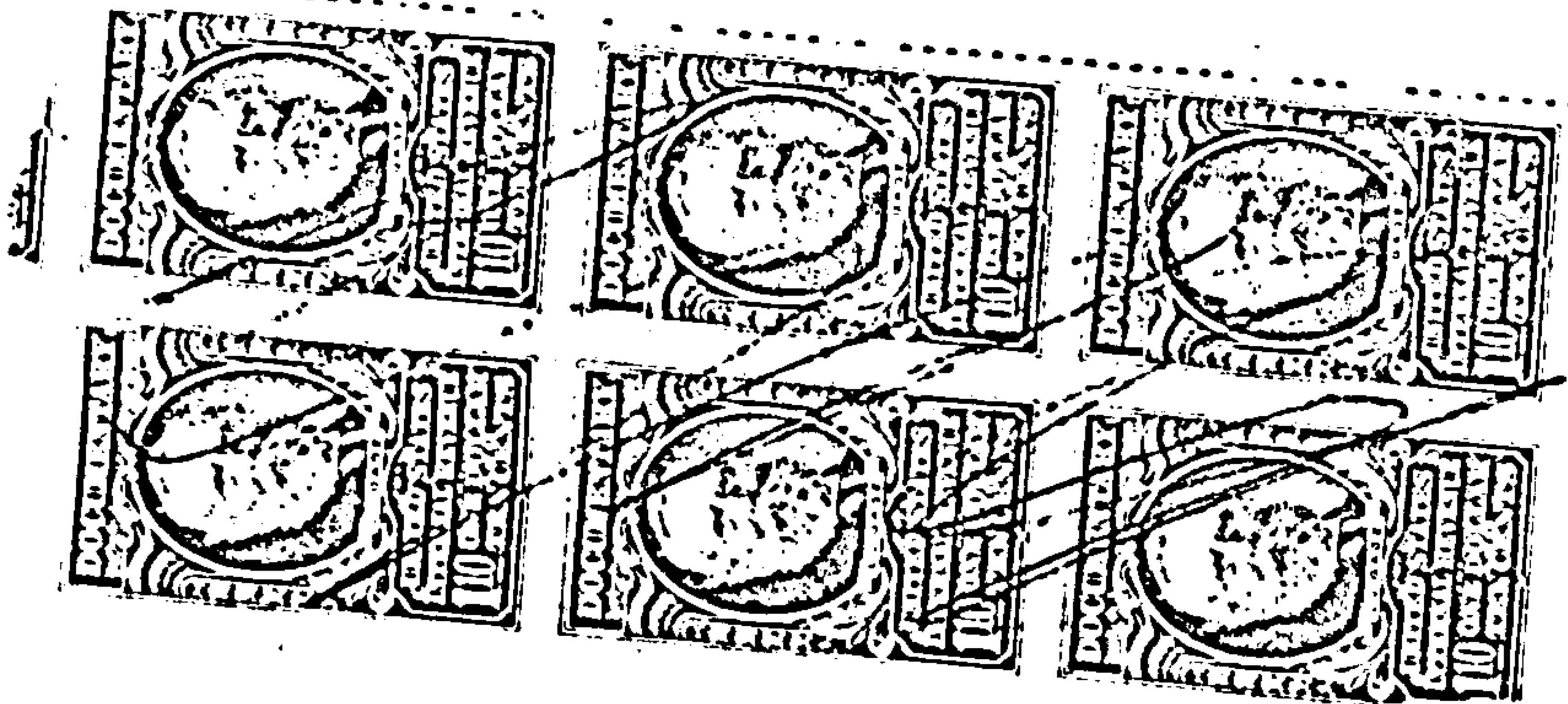
Janette Littleton
Notary Public
Notary Public, State of Alabama at Large
My Commission Expires February 7, 1968
Created by U.S.F. & G.

STATE OF TEXAS)
Orange COUNTY)

I, the undersigned, a Notary Public, in and for said County, and State, hereby certify that MARGARET CHRISTIE, an unmarried woman, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of December, 1964.

Margaret C. Carter
Notary Public



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RIGHT OF INGRESS AND EGRESS

Grantors further convey to grantees, their heirs and assigns, the right of ingress and egress on, over and across a strip of land owned by the grantors situated between the Southeast boundary line of the property conveyed to grantees, and the West boundary of Coosa River.

Grantors further convey to the grantees, their heirs and assigns, an easement for use as a road right of way to the property conveyed herein on, over, and across the road way known as "River Drive" lying Northwesterly of the property herein conveyed.

RESTRICTIONS AND COVENANTS

The parties hereto agree that the property herein conveyed and also property owned by the grantors situated within a distance of 1,000 feet of the property herein conveyed shall be subject to the following restrictions and covenants which shall attach to and run with said property:

1. The property shall be used exclusively for residential purposes.
2. The buildings constructed thereon shall be neat in appearance, and no building or structure shall be moved, constructed, or erected on the property, that may be considered detrimental to the development. Wood exteriors shall be stained or painted with two coats of paint or stain unless otherwise neat in appearance.
3. No outside toilets shall be allowed on said property, and sanitary facilities must comply with the State and Local Laws and regulations.
4. No residence of less than 600 square feet of heating area shall be moved, constructed, or erected on said property.
5. There shall be no building, porch, or projection extending nearer than thirty feet from the front line of any lot or within twenty feet from the property line of any abutting property owner.
6. No animal or fowl shall be kept or maintained on said property, but nothing herein shall be construed to prevent or prohibit the owner from keeping as a domestic pet, a cat, dog or birds.
7. No structures of a temporary nature, such as a house trailer, tents, shacks, or boat houses shall be used as a residence, either temporarily or permanently.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-22
11/19 16
RECORDED & INDEXED
& \$6.00
PD. ON 11-19-16

INDEX OF PROCCATE