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

STATE OF ALABAMA
SHELBY COUNTY

/ and execution of purchase money mortgage in the amount of \$5,500.00

That in consideration of ONE THOUSAND and NO/100 - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Levert G. Gravlee and wife, Frances M. Gravlee
(herein referred to as grantors) do grant, bargain, sell and convey unto
ROBERT C. TROUGHTON and wife, JUDITH N. TROUGHTON

(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: Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 West in Shelby County, Alabama; thence Northerly and along the East line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 555.0 feet; thence 101 degrees 25' to the left 417.20 feet to the center line of a 60.00 foot road; thence 89 degrees 22' to the left and along the said center line 112.06 feet to the P.C. of a curve curving to the left and having a radius of 335.0 feet; thence along the arc of said center line a distance of 284.85 feet to the P.T. of said curve; thence along the center line tangent to said curve a distance of 176.66 feet to the P.C. of a curve curving to the right and having a radius of 85.00 feet; thence along the center line arc of said curve to an intersection with the South line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence Easterly and along said South line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ to the point of beginning; EXCEPT that portion of the road right of way lying Northeasterly of the center line of road described.
Minerals and mining rights excepted.

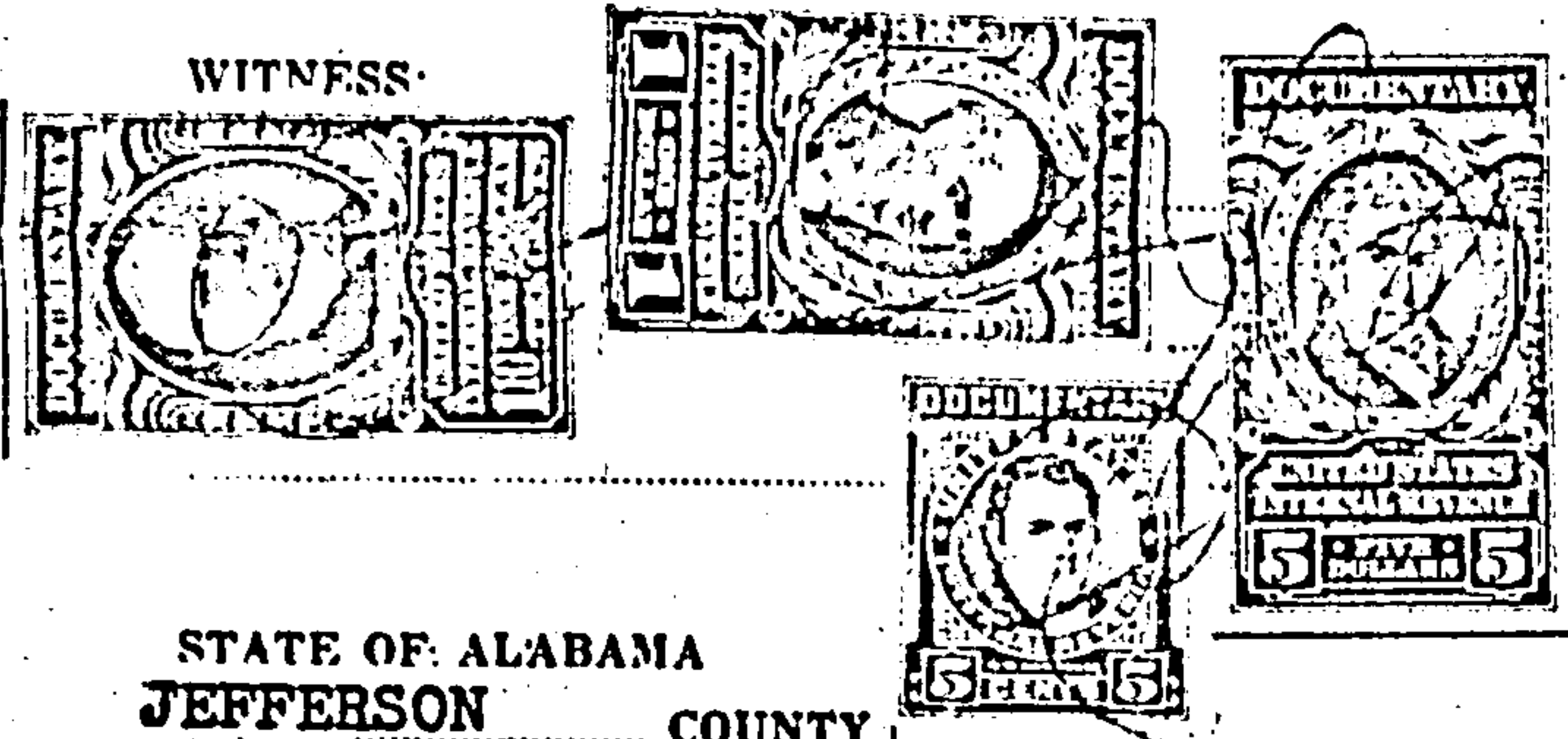
Subject to: Title to minerals underlying caption property with mining rights and privileges thereto belonging and Transmission line permits to Alabama Power Company recorded in Deed Book 124, Page 493 and in Deed Book 214, Page 631 in the Probate Office of Shelby County, Alabama.

The same restrictions, as recorded in Volume 195, Page 467, in the Probate Office of Shelby County, Alabama, that apply to the Subdivision of Indian Springs Ranch, Recorded in Map Book 4, Page 29, in the said Probate Office, are hereby adopted and shall apply to the property herein conveyed, except that Paragraph 2, regarding the minimum amount of living area for a residence, be revised as follows: No dwelling shall be erected on any lot on the East side of Indian Crest Drive, in the West $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 West, of less than 1800 square feet; exclusive of porches, and not less than 1400 square feet on the first floor of 1 $\frac{1}{2}$ and 2 story buildings.

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 15th day of March, 1965.



Levert G. Gravlee (Seal)
(Levert G. Gravlee)

Frances M. Gravlee (Seal)
(Frances M. Gravlee)

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned hereby certify that Levert G. Gravlee and wife, Frances M. Gravlee, 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 15th day of March, A. D., 1965.

Margaret Scruggs
Notary Public.

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