

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other valuable considerations.....DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Douglas Clackler and Mrs. James Douglas Clackler and Arthur Charles Scott and Mrs. Arthur Charles Scott (herein referred to as grantors) do grant, bargain, sell and convey unto James Douglas Clackler and Mrs. James Douglas Clackler

(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:

From the northwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West run easterly along the north boundary line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec, 36, Tsp. 19 S., R. 3W. for 250.0 feet; Thence turn an angle of 88 degrees, 53 minutes, 56seconds to the right and run southerly 225.0 feet to the point of beginning of the land herein described and conveyed; Thence continue southerly along last said course for 150.0 feet; Thence turn an angle of 88 degrees, 53 minutes, 56 seconds to the left and run easterly 200.0 feet; Thence turn an angle of 91 degrees, 06 minutes, 04 seconds to the left and run northerly 150.0 feet; Thence turn an angle of 88 degrees, 53 minutes, 56 seconds to the left and run westerly 200.0 feet to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, and being 0.688 acres, more or less.

Said property is to be conveyed subject to the restrictions that it shall be used for residence purposes only and that single residences having not less than 1200 square feet of floor space (exclusive of porches and terraces) shall be erected thereon and that said restrictions shall continue for a period of ten years from date of deed. No house trailers to be parked on said property.

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 30th day of August, 1966.

WITNESS:

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11m

RECORDED & \$ MTC. TAX

James Douglas Clackler
James Douglas Clackler
Mrs. James Douglas Clackler (Seal)
Arthur Charles Scott
Arthur Charles Scott (Seal)
Mrs. Arthur Charles Scott (Seal)

STATE OF ALABAMA, ON THIS INSTRUMENT.
Jefferson COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that James Douglas Clackler and Mrs. James Douglas Clackler and Arthur Charles Scott and Mrs. Arthur Charles Scott whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 30th, being informed of the contents of the conveyance Are executed the same voluntarily on the day the same bears date. They

Given under my hand and official seal this 30th day of August, A. D., 1966.

Charles L. Jarrard
Charles L. Jarrard Notary Public.

My Commission Expires February 8, 1970

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