

This instrument was prepared by

2413

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-15 Rev. 1-66

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 THOUSAND AND NO/100 (\$1,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. C. Billingsley and wife, Ethel Billingsley

(herein referred to as grantors) do grant, bargain, sell and convey unto

Odell Goff and wife, Marie Goff

(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:

Commence at the SE corner (in place) of the NW¹/₄ of the NE¹/₄, Section 36, Township 21 South, Range 1 West; thence North 74 deg. 00' West (Magnetic Bearing), a distance of 414.48 feet to the point of beginning of the lot herein described; thence turn an angle of 99 deg. 06' to the right and run a distance of 250.0 feet to a point; thence turn an angle of 90 deg. 00' to the left and run a distance of 150.00 feet to a point; thence turn an angle of 90 deg. 00' to the left and run a distance of 250.0 to a point on the North margin of the Mooney County Road; thence turn an angle of 90 deg. 00' to the left and run a distance of 150.0 feet to the point of beginning. Said lot is lying in the City of Columbiana, Alabama, and is located in the NW¹/₄ of NE¹/₄, Section 36, Township 21 South, Range 1 West, and contains 0.86 acres.

IT IS COVENANTED AND AGREED THAT:

1. No dwelling shall be permitted on any lot at a cost of less than \$7500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches, and garages, shall be not less than 900 square feet for a one-story dwelling, nor less than 900 square feet for a dwelling of more than one story.

2. No building shall be erected on any lot nearer to the front lot line than 50 feet; no building shall be located nearer to the side lot lines than 25 feet; the main structure or dwelling located on this lot shall not be located within 50 feet of the back lot line; any building or structure other than the main dwelling may be located not closer than 15 feet from said back property line.

(for continuaction, see reverse side 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 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 25 day of January, 1967.

WITNESS:

(Seal)

(Seal)

(Seal)

W. C. Billingsley
(W. C. Billingsley)

Ethel Billingsley
(Ethel Billingsley)

(Seal)

(Seal)

(Seal)

BOOK 246 PAGE 53

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. C. Billingsley and Ethel Billingsley 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 25 day of January, A. D., 1967.

Notary Public.

RETURN TO

TO

Columbian, Ala

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

3. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

5. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

6. No livestock of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

IT IS UNDERSTOOD AND AGREED THAT THE ABOVE AND FOREGOING COVENANTS ARE TO RUN WITH THE LAND.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1967 JAN 25 PM 1:57

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad M. Barber

JUDGE OF PROBATE

245