

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND AND NO/100 (\$12,000.00) DOLLARS

to the undersigned grantor, Spring Garden, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gordon H. Lewis and wife, Mildred V. Lewis

(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:

Lots 7, 10, and 11, according to the Map of Spring Garden Estates, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 56.

SUBJECT TO the following:

Taxes for 1967 and subsequent years.

Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Deed Book 101, page 519; in Deed Book 180, page 288; in Deed Book 219, page 734; in Deed Book 220, page 358; and permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. recorded in Deed Book 219, page 374.

Right of way deed to Shelby County recorded in said Probate Office in Deed Book 135, page 6.

Easement to State Highway Dept. of State of Alabama recorded in said Probate Office in Deed Book 134, page 249.

✓ Restrictions appearing of record in said Probate Office in Deed Book 210, page 545.

Utility easements as shown by map of said subdivision recorded in said Probate Office in Map Book 4, page 56. ✓

Building set back line as shown on recorded plat of said subdivision.



STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10 a.m.

6-7 1967

RECORDED & \$ MTG. TAX

\$12 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Earle Morgan who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of June 1967.

ATTEST:

SPRING GARDEN, INC.

By Earle Morgan
President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Earle Morgan
whose name as President of Spring Garden, Inc.

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 2nd day of June,

1967.

Lance Brasher
Notary Public

588
BOOK 248 PAGE