

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 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 FOUR THOUSAND SIX HUNDRED & NO/100 (\$4,600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

O. W. Roberts and wife, Opal Roberts

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

James Foster and wife, Irene Foster

(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 SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East, and run along said Section line West 226 feet, more or less, to East line of Florida Short Route, sometimes known as U. S. Highway #91; thence Northwesterly along said highway line 250 feet to the point of beginning of the lot herein conveyed; thence in a Northeasterly direction and perpendicular to said Highway line 150 feet; thence in a Northwesterly direction and parallel with said Highway line, 50 feet to the Southeast corner of L. L. Manes home lot; thence in a Southwesterly direction along said lot and perpendicular to said Highway line, 150 feet to said highway line; thence along same in a Southeasterly direction 50 feet to the point of beginning; being situated in SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East, Shelby County, Alabama.

The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon, or for the operation of Tourist Cabins thereon.

This shall be a covenant running with said land and shall bind the grantees, their successors, heirs and assigns, and should there be a breach thereof, the same may be enjoined in any court of competent jurisdiction.

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 6th

day of January, 1968.

WITNESSES:

(Seal)

(Seal)

(Seal)

(Seal)
O. W. Roberts

(Seal)
Opal Roberts

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. W. Roberts and Opal Roberts whose name 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 6th day of January, A. D. 1968.

Notary Public.