

This instrument was prepared by

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, 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 Three Thousand three hundred (\$3,300.00)-----DOLLARS

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

W. J. Lewis Jr. and wife Bessie H. Lewis
(herein referred to as grantors) do grant, bargain, sell and convey unto

Spiro M. Cassinus and wife Estelle T. Cassinus
(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:

Part of the SW¹/₄ of the SE¹/₄ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Beginning at the SE corner of the SW¹/₄ of the SE¹/₄ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence, West along Section line 331.61 feet to the center of a road; thence, North along center of said road 662.83 feet; thence, East 331.28 feet more or less to the East line of said ¹/₄ Section; thence, South along the East line of ¹/₄ Section 663.82 feet to the point of beginning. Except West 25 feet of said property which is reserved for a road.

The above property is sold subject to the following restrictions:

1. No house shall be erected on any lot having less than 1,000 square feet of floor space and must be equipped with indoor toilet facilities. Under no condition will outdoor toilets be permitted on the property.
2. No structures of temporary character such as trailers, tents, barns or other out buildings shall be used as residence either temporarily or permanently.
3. No building shall be closer than 35 feet from the front of property line.
4. Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.
5. Except easement to the Alabama Power Company.

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 10th day of January, 1968.

WITNESS:
STATE OF ALABAMA
INSTRUMENT NO. 350
1968 JAN 17 PM 10:40
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Cand. My. Sec. 1
JUDGE OF PROBATE

(Seal)
W. J. Lewis, Jr.
Bessie H. Lewis
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, W. J. Lewis, Jr. and wife Bessie H. Lewis, a Notary Public in and for said County, in said State, hereby certify that W. J. Lewis, Jr. and wife Bessie H. Lewis whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 10th day of January, A. D., 1968.

W. J. Lewis, Jr.
Notary Public.