

This instrument was prepared by

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama

Form 1-18 Rev. 1-68

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 Fifty (\$50.00)-----DOLLARS and other good and valuable consideration

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

Alonza Hutchison and wife Rachel N. Hutchison

(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 SW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Beginning at the SE corner of the SW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 15, Township 21 South, Range 3 West; run thence West along Section line 663.22 feet to point of beginning of property herein conveyed; thence turning an angle of 88 degrees and 24 minutes and run North 662.42 feet to the center of a road; thence, West along center of said road 220.87 feet; thence South 662.10 feet to the South line of said Section; Thence East along South line of said Section 221.08 feet to the point of beginning. Except North 25 feet of the above described property for roadway.

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 27th day of January, 1968.

WITNESS:

(Seal)

(Seal)

(Seal)

W. J. Lewis, Jr.

(Seal)

Bessie H. Lewis

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, 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 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 27th day of January, A. D., 1968.

Notary Public.