

This instrument was prepared by

(Name) HEAD AND HEAD, Attorneys At Law

(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 Five Thousand Five Hundred and No/100 (\$5,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mary Lucille Rucker, an unmarried woman; James T. Rucker and wife, Wannah Rucker; Edward B. Rucker and wife, Emma Jean M. Rucker; and Imogene Rucker Sizemore and husband, Foster M. Sizemore (herein referred to as grantors) do grant, bargain, sell and convey unto

George J. Roberts and wife, Faye Cox Roberts

(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:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 10, Township 22 South, Range 3 West and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 11; thence in a Easterly direction along the South line of said quarter-quarter section a distance of 985.12 feet; thence 91 deg. 43 min. to the left in a northerly direction for a distance of 21.23 feet to the point of beginning; thence continue on last described course for a distance of 259.07 feet; thence 55 deg. 18 min. 15 sec. to the left in a northwesterly direction 2269.15 feet to a point on the South-easterly right of way line of Alabama Highway #119; thence 90 deg. to the left in a Southwesterly direction along said Southeasterly right of way line for a distance of 163.27 feet to the point of beginning of a curve having a radius of 5752.40 feet, being a 1 deg. curve; thence continue in a Southwesterly direction along the arc of said curve for a distance of 49.70 feet (chord being 49.70 feet and deflection angle to said chord being 0 deg. 29 min. and 42 sec); thence 90 deg. 14 min. 51 sec to the left (angle being measured to chord) in a Southeasterly direction for a distance of 2416.83 feet to the point of beginning. Containing 11.5 acres, more or less, according to survey of Coulter Engineering Company.

This property is conveyed subject to the following restrictions: Any house constructed upon said property must have a minimum of 1800 square feet of floor space and shall have an exterior of brick or brick veneer and shall have a setback from the front of said property line (i.e., from the Southeasterly right of way line of Alabama Highway #119) of at least a distance of 100 feet from the frontmost portion of said house; and any appurtenances of any other kind not attached to said house shall have a minimum setback of at least 300 feet from said front of said property line. Said restrictions shall attach to and shall be considered as running with the land.

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 March, 1968.

WITNESSES

Edward B. Rucker (Seal)

Emma Jean M. Rucker (Seal)

Imogene Rucker Sizemore (Seal)

Foster M. Sizemore (SEAL)

STATE OF ALABAMA Foster M. Sizemore

COUNTY

Mary Lucille Rucker (Seal)

James T. Rucker (Seal)

Wannah Rucker (Seal)

General Acknowledgment

I, H. T. OZBURN, a Notary Public in and for said County, in said State, hereby certify that Mary Lucille Rucker, an unmarried woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of March, A. D., 1968.

H. T. Ozburn

Notary Public

(see over for additional acknowledgments)

Em by 8/10/71

STATE OF ALABAMA
Jefferson COUNTY

I, Martha B. Holmes, a Notary Public in and for said County, in said State, hereby certify that James T. Rucker and wife, Wannah Rucker, 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 14 day of March, 1968.

Martha B. Holmes
Notary Public

My commission expires 9-8-71.

STATE OF ALABAMA
Jefferson COUNTY

I, H. T. OZBURN, a Notary Public in and for said County, in said State, hereby certify that Edward B. Rucker and wife, Emma Jean M. Rucker 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 6 day of March, 1968.

H. T. Ozburn
Notary Public *Mark at Large*
Comm Exp 8/10/71

STATE OF ALABAMA
Jefferson COUNTY

I, H. T. OZBURN, a Notary Public in and for said County, in said State, hereby certify that Imogene Rucker Sizemore and husband, Foster M. Sizemore, 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 6 day of March, 1968.

H. T. Ozburn
Notary Public *Mark at Large*
Comm Exp 8/10/71

STATE OF ALA. SHELBY CO.
RECORDING DIVISION
INSTRUMENT NO. 550
1968 MAR 29 AM 8:50
U.C.C. FILE NUMBER OR
REC. Bk. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Consent

TO
GEORGE J. ROBERTS

236-21ST AVENUE SOUTH
BIRMINGHAM, ALA. 35205

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

550
150
700

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

428 252