

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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 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

Douglas E. Morris and wife, Carolyn L. Morris

(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 run in an easterly direction along the south line of said quarter-quarter section for a distance of 625.87 feet to the point of beginning; thence continue on last described course for a distance of 359.25 feet; thence 91 deg. 43 min. to the left in a northerly direction for a distance of 21.23 feet; thence 55 deg. 18 min. 15 sec. to the left in a northwesterly direction for a distance of 2416.83 feet to a point on the southeasterly right of way line of Alabama Highway #119, said point being situated on a curve, a 1 deg. curve, having a radius of 5752.40 feet; thence in a southwesterly direction along the arc of said curve for a distance of 213.06 feet (chord measures 213.06 feet and deflection angle to chord being 88 deg. 26 min. 33 sec.); thence 91 deg. 33 min. 22 sec. to the left (angle being measured from chord) in a southeasterly direction a distance of 2133.34 feet to the point of beginning. Containing 11.2 acres, more or less.

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 day of May, 1968

WITNESS:

Edward B. Rucker (Seal)

Emma Jean M. Rucker (Seal)

Imogene Rucker Sizemore (Seal)

Foster M. Sizemore (SEAL)

STATE OF ALABAMA Foster M. Sizemore

Mary Lucille Rucker (Seal)

James T. Rucker (Seal)

Wannah Rucker (Seal)

General Acknowledgment

I, Lore M. Killum, 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 3 day of June, A. D., 1968

MY COMMISSION EXPIRES SEPTEMBER 8, 1970

Notary Public.

(see over for additional acknowledgments)

STATE OF ALABAMA
Jefferson COUNTY

I, J. B. Davis, 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 seal this 4th day of May, 1968.

J. B. Davis
Notary Public

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 seal this 30 day of May, 1968.

H. T. Ozburn
Notary Public *Heu at large*
My Com. Expires 8/10/71

STATE OF ALABAMA
Lamar COUNTY

I, Russell Clark, 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 seal this 31st day of May, 1968.

Russell Clark
Notary Public

My Commission Expires August 3, 1970

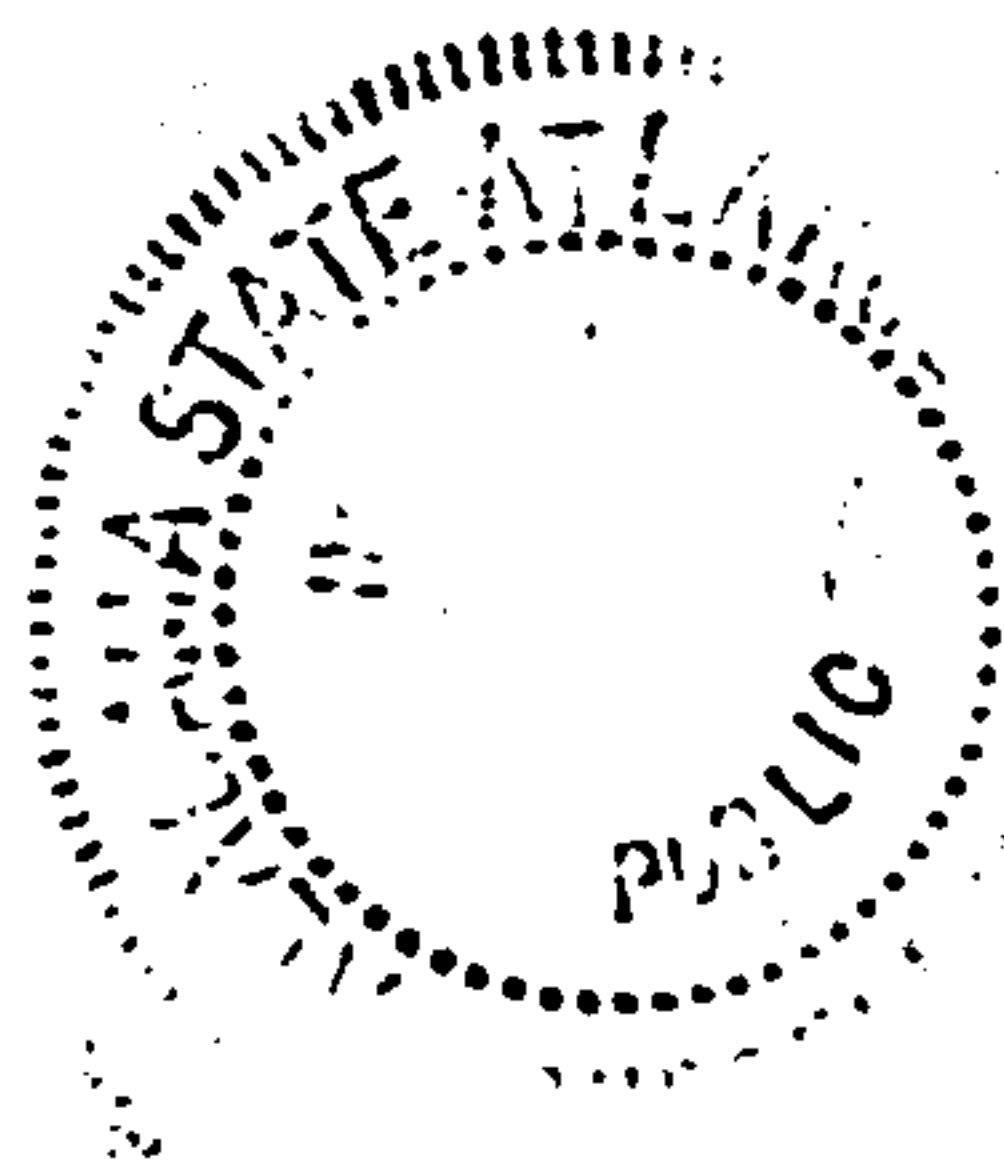
STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED

67:8 JUN 5 1968
JUN 5 1968

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Classified

JUDGE OF PROBATE



RETURN TO

Back of letter

Douglas E. & Carolyn L. Morris

Rt. 1, Box 306
Montevallo, ALA 360

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

5.50
1.45
4.95

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

380

253
BOOK