

This instrument was prepared by

10687

(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 Two Thousand, Seven Hundred Fifty & no/100 (\$2,750.00) DOLLARS

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

William R. Pool and wife, Ethel F. Pool

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

William B. Sutley and wife, Ethel S. Sutley

(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:

From the Northeast corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, run Westerly along the North boundary line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section for a distance of 173.3 feet; thence turn an angle to the left of 64 deg. 09 min. and run Southwesterly 210.5 feet; thence angle to the right 08 deg. 26 min. and continue Southwesterly 360.52 feet to the point of beginning; thence continue Southwesterly along the last described course for 152.8 feet; thence angle to the left 01 deg. 58 min. and continue Southwesterly 41.68 feet; thence angle to the left 90 deg. 07 min. and run Southeasterly 216.77 feet; thence angle to the left of 90 deg. and run Northeasterly 194.5 feet along the Northwestern line of what is presently known as Kristen Circle Road; thence angle to the left 90 deg. and run Northwesternly 211.62 feet to the point of beginning of the tract above described and herein conveyed, all being a part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, and containing 0.95 acres, more or less. SUBJECT TO THE FOLLOWING EXCEPTIONS AND LIMITATIONS:

1. All utility easements of record in the Probate Office, Shelby County, Alabama.
2. A five foot wide strip across the entire frontage (194.5 feet) along Kristen Circle Road as presently located, of above described tract is reserved as an easement for the eventual widening of Kristen Circle Road from a 30 foot right-of-way to a 40 foot right-of-way.
3. Said tract is further restricted and limited to the construction of a one family single residence containing a minimum of 1500 square feet of living area and only the necessary and usual accessory structures.

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 23rd day of May, 1968

WITNESS:

*[Signature]* (Seal)

*[Signature]* (Seal)

(Seal)

*[Signature]* (Seal)

*[Signature]* (Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Pool and Ethel F. Pool

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 23rd day of May, A. D., 1968.

Notary Public.



STATE OF ALABAMA)  
JEFFERSON COUNTY)

FOR VALUE RECEIVED, the undersigned, EASTERN MORTGAGE COMPANY, INC., a corporation organized and existing under the Laws of the State of Alabama, does hereby grant, bargain, sell, convey, assign and deliver unto ALABAMA EQUITY CORPORATION that certain mortgage executed by Charles Willard Byers & Leatha Lois Byers to EASTERN MORTGAGE COMPANY, INC. in the principal sum of \$ 4880.00 dated the 1st day of July, 1968 and filed for record on the \_\_\_\_\_ day of July, 1968, in the Office of the Judge of Probate of Jefferson County, Alabama, in Real Volume 309, Page 103, together with the debt thereby secured, the note therein described and all interest of the undersigned in and to the lands and property conveyed by said mortgage.

IN WITNESS WHEREOF, the said EASTERN MORTGAGE COMPANY, INC. has caused this instrument to be executed in its name of D. F. NIX, its Vice-President, who is duly authorized on this 1st day of July, 1968.

EASTERN MORTGAGE COMPANY, INC.

BY

D. F. NIX  
D. F. NIX, VICE-PRESIDENT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. F. Nix whose name as Vice President of EASTERN MORTGAGE COMPANY, INC., a corporation, 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 said conveyance, she, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1st day of July, 1968.

Henry V. Salemi  
NOTARY PUBLIC

This instrument prepared by:  
Henry V. Salemi  
Attorney at Law  
600 Farley Building  
Birmingham, Alabama

STATE OF ALA. SHELBY CO.  
CERTIFY THIS  
INSTRUMENT WAS FILED  
1968 JUL -2 PM 9:18  
U.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

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