

This instrument was prepared by

11370

(Name).....

(Address).....

Form 1-1-3 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 Seven Hundred Seventy and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jessie Edwin Yarborough and wife, Wanda Fay Yarborough

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

Bobby E. Coston and Bonnie Coston

(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 part of the NW₄ of NW₄, Section 22, Township 21 South, Range 3 West, more particularly described as follows: Commence at the northeast corner of NW₄ of NW₄ of said Section 22, Township 21, Range 3 West and run thence westerly along the north boundary of said Quarter-Quarter Section 437.42 feet to a point; thence turn an angle of 90 deg. to the left and run thence southerly and parallel with the east boundary of said Quarter-Quarter Section 939.19 feet to the point of beginning of the land herein conveyed; thence continue southerly and parallel with the east boundary of said Quarter-Quarter Section 215.35 feet to the north boundary of a County Road; thence turn an angle of 90 deg. to the right and run thence westerly along the north boundary of a county road 203.71 feet to the east boundary of a proposed street; thence turn an angle of 90 deg. to the right and run thence northerly along the east boundary of said street and parallel with the east boundary of said Quarter-Quarter Section 215.35 feet to a point; thence turn an angle of 90 deg. to the right and run thence easterly 203.71 feet to the point of beginning, containing 1.032 acres, more or less; however, there is excepted herefrom the highway right-of-way

Said above described land shall be used for residential purposes only and no commercial building or business shall be carried on on said land and it is agreed and understood that this shall be a covenant running with the land and shall bind the grantees, their heirs and assigns, and should there be a breach thereof, the same may be enjoined in any court of competent jurisdiction.

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 14th day of September, 1963.

WITNESS: *Jessie Edwin Yarborough* (Seal)
JUDGE OF PEACE: *Wanda Fay Yarborough* (Seal)
NOTARY PUBLIC: *Martha B. Joiner* (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

80 I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Jessie Edwin Yarborough and wife, Wanda Fay Yarborough, 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 14th day of September

A. D. 1953

Martha B. Joiner

Notary Public