

This instrument was prepared by

Frank E. Butler, Jr.
(Name) Butler-Rockett Real Est. & Ins. Co.
510 No 21st St.
(Address) Birmingham, Ala.

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 Thirty-eight hundred and no/100ths 0 - - (\$3,800.00) - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Carl W. Street and Kathryn G. Street

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

Woodard S. Setzer and Carolyn Kay Setzer

(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:

Lot 7, Block 1, according to "Cherokee Hills" Subdivision
as shown by map recorded in Map Book 5, page 3, in Probate
Office of Shelby County, Alabama.

This conveyance is made subject to the following exceptions:

1. Restrictive covenants and conditions filed 10/6/64 in Deed Book 233, page 53 and amended 2/22/65 and recorded in Deed Book 239, page 786 in Probate Office of Shelby County, Alabama.
2. 75' setback along county road no. 29 and 50' setback along Pinto Lane and Palomino Trail.
3. Transmission Line permit to Alabama Power Company dated 1/16/57 recorded in Deed Book 186, page 22, in Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Co. dated 6/6/66, recorded in Deed Book 248, page 212, in the Probate Office of Shelby County, Alabama.

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 25th day of September, 1968.

STATE OF ALABAMA
SHELBY CO. INSTRUMENT WAS FILED
1968 SEP 27 PM 11:14
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

(Seal)

Carl W. Street
Carl W. Street

(Seal)

(Seal)

Kathryn G. Street
Kathryn G. Street

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl W. Street and wife, Kathryn G. Street, 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 25th day of September, A. D., 1968.

J. C. Pettit
Notary Public.

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