

This instrument was prepared by

(Name) Robert E. Paden, Attorney at Law

(Address) 1821-A Third Avenue, Bessemer, 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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) DOLLARS and other valuable considerations,

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

Billy G. Riley and wife, Virginia S. Riley,

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

Orville Edwards and wife,

Margie Johnson Edwards,

(herein referred to as GRANTEEES) 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:

Part of Southwest 1/4 of Northwest 1/4 of Section 7, Township 20 South, Range 3 West, of Huntsville Principal Meridian Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of Southwest 1/4 of the Northwest 1/4 of said section 7; thence in westerly direction along the South boundary of said quarter-quarter section 75.97 feet; thence turning an angle of 48 degrees, 25 minutes and 48 seconds to the right in Northwesterly direction 602.26 feet; thence turning an angle of 88 degrees and 46 minutes to the right in Northeasterly direction 15.00 feet for the point of beginning of a tract of land herein described; thence continuing in straight line Northeasterly direction 210.00 feet; thence turning an angle of 91 degrees and 14 minutes to the right in Southeasterly direction 207.47 feet; thence turning an angle of 88 degrees and 46 minutes to the right in Southwesterly direction 210.00 feet; thence turn right an angle of 91 degrees 14 minutes and run Northwesterly 207.47 feet to point of beginning.

Containing 1.00 acres more or less.

The use of this property is restricted to one family dwellings consisting of a minimum of 1,300 square feet in the main dwelling; however, any outbuildings of a smaller size used in connection with the main dwelling is permissible. There shall not be more than one family dwelling on said property. There shall not be any house trailers used in connection with the dwelling.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal(s), this

day of November, 1968.

WITNESS:

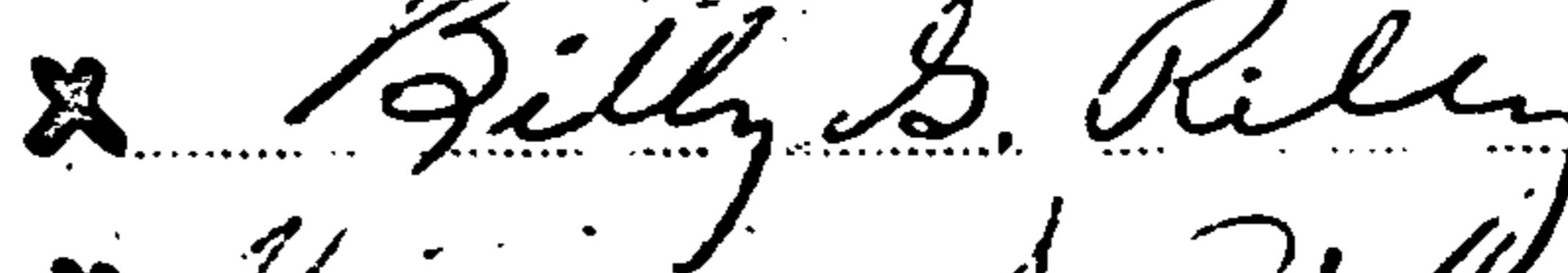
PH 3:40

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

 (Seal)

 (Seal)

(Seal)

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify, that Billy G. Riley and wife, Virginia S. Riley, whose name is signed, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the content of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of November, 1968.

A. D. 1968

Notary Public.

706

BOOK 255