

This instrument was prepared by

(Name) Warren R. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama

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 One Thousand five hundred and No/100 (\$1,500.00) ---DOLLARS

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

M. C. Crow and wife Helen J. Crow and J. K. Langford, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

W. T. Lansford, Jr. and wife Peggy M. Lansford

(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 tract of land located in the Southeast quarter of Southwest quarter of Section 22, Township 21 South, Range 3 West described as follows:

Commence at the Southeast corner of said quarter-quarter section, thence north along the East line of said quarter-quarter section 700 feet, thence $88^{\circ}30'$ left 380 feet to the west right-of-way boundary of a street and the point of beginning of tract of land herein described, thence continue along the last mentioned course 200 feet, thence $91^{\circ}30'$ left 325 feet to the north right-of-way boundary of a street, thence $88^{\circ}30'$ left along said street 175 feet to the point of a curve to the left, said curve being subtended by a central angle of $88^{\circ}30'$ and having a radius of 25 feet, thence around the arc of said curve to the point of tangent, thence continue along said tangent 300 feet to the point of beginning.

The above property is sold subject to the following restrictions:

- (1) No house shall be erected on any lot having less than 1000 square feet of floor space and must be equipped with indoor toilets facilities. Under no condition will out door toilets be permitted on the property.
- (2) No structures of temporary character such as trailers, tents, barns or other out buildings shall be used as residence either temporarily or permanently.
- (3) No building shall be closer than 35 feet from the front of property line.
- (4) Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.
- (5) Except easement to be granted to Alabama Power Company.

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 20th day of January, 1969.

WITNESS:
STATE OF ALABAMA, SHELBY COUNTY, this 24th day of January, 1969.
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF THE COURT

W. R. Crow (Seal)
Helen J. Crow (Seal)
J. K. Langford (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, CLAUDE W. MILLER, a Notary Public in and for said County, in said State, hereby certify that M. C. Crow and wife Helen J. Crow and J. K. Langford, a single man whose name S 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 20th day of January

Claude W. Miller
Notary Public