

This instrument was prepared by

(Name) Warren B. 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 Hundred fifty and No/100 (\$150.00)----- DOLLARS and other good and valuable consideration

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

B. J. Caton and wife Donna M. Caton (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 Southwest quarter of the Southwest quarter of Section 22, Township 21 South, Range 3 West described as follows: Commence at the southwest corner of said quarter-quarter Section, thence east along the south line of said quarter-quarter section 1247.84 feet, thence 91° 30' left 375 feet to the north right-of-way boundary of a street and the point of beginning of boundary of tract of land herein described, thence continue along the last mentioned course 425 feet, thence 88° 30' left 234.2 feet to the East right-of-way boundary of a street, thence 91° 38' left along the chord of a curve to the left, said curve being subtended by a central angle of 7° 27' and having a radius of 930.4 feet, 120.88 feet to the point of tangent, thence along the tangent 259.76 feet to the point of a curve to the left, said curve being subtended by a central angle of 84° 38' and a radius of 50 feet, thence around the arc of said curve to the point of tangent, thence along the tangent 148.18 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 17th day of January, 1969.

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)

M. C. Crow

(Seal)

Helen J. Crow

(Seal)

J. K. Langford

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, CLAUDE W. MILLER, a Notary Public in and for said County, th 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 17th day of January, A. D. 1969.

Notary Public.