

This instrument was prepared by

2996

(Name) Robert E. Paden, Attorney at Law

(Address) 1821-A Third Avenue, Bessemer, 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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Eight Hundred and no/100 (\$3,800.00) --DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES 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 Louis E. Kulovitz and wife, Margaret E. Kulovitz,

(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:

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 809.73 feet; thence turning and 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 turning an angle of 88 degrees and 46 minutes to the left in Northwesterly direction 414.94 feet to the point of interesection with the arc of a curve turning to the left in Northeasterly direction said point being on the Northeast Right-of-Way of county road, and on the arc of a curve turning to the left in Northeasterly direction and having a radius of 5,233.79 feet said arc being subtended by a central angle of 2 degrees 17 minutes and 56 seconds and having a chord of 210.00 feet in length said chord forming an angle of 88 degrees and 46 minutes to right from last mentioned course 414.94 feet in length; thence along said arc of said curve 210.01 feet; thence turning an angle of 91 degrees and 14 minutes to the right from last mentioned chord having a length of 210.00 feet, in Southeasterly direction 414.94 feet; thence turning an angle of 88 degrees and 46 minutes to the right in Southwesterly direction 210.00 feet to point of beginning.

Containing 2.00 acres more or less.

(OVER)

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 mys (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, th am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 10 day of January, 1969

WITNESSES (Seal) (Seal) (Seal)

Billy G. Riley (Seal) Virginia S. Riley (Seal)

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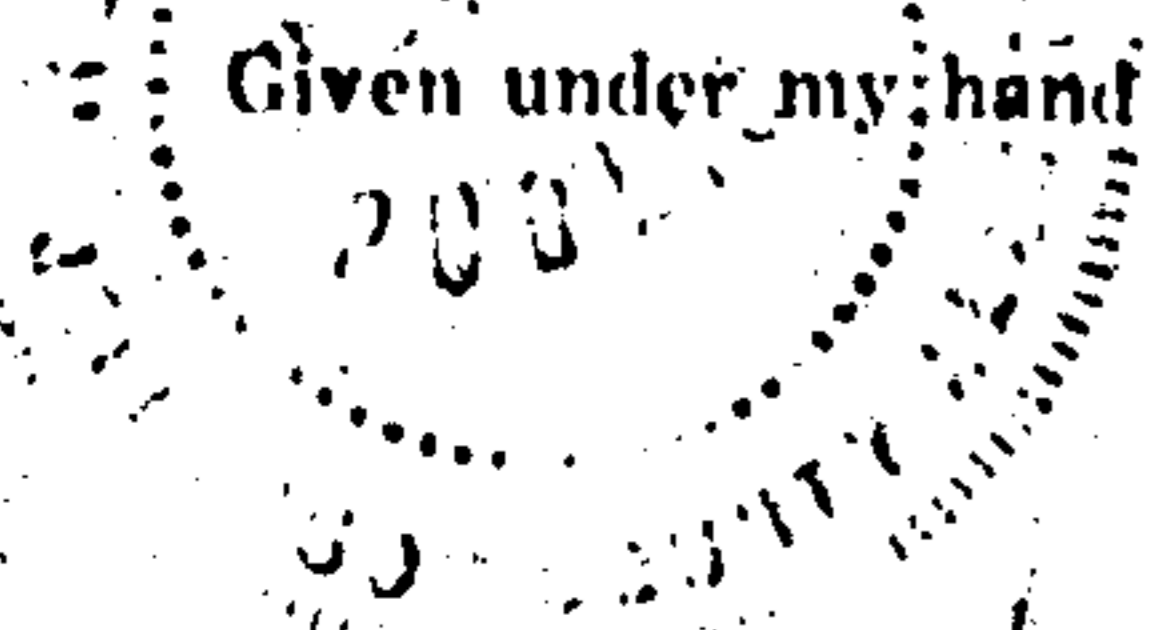
STATE OF ALABAMA Jefferson COUNTY

General Acknowledgment

I, Robert E. Paden, a Notary Public in and for said County, in said State, hereby certify that Billy G. Riley and wife, Virginia S. Riley, 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 and same bears date.

Given under my hand and official seal this 10 day of January, A. D., 1969

Robert E. Paden Notary Public



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 out-buildings 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.

STATE OF ALA. DEPT. OF CO.  
SERIES THIS  
INSTRUMENT WAS FILED  
1957 JUN -9 PM 3:00  
REC. BUREAU OF RECORDS  
U.C.C. FILE NO. 10  
REC. BUREAU OF RECORDS

RETURN TO *3244 Birch Ave SW  
Blum 35231*

Billy G. Riley and wife,

Virginia S. Riley,

TO

Louis F. Kulovitz and wife, ✓

Margaret E. Kulovitz

**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

*400 /  
141 /  
543*

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.