

1.00 Min. Doc.

This instrument was prepared by

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, 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

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Hundred fifty and No/100 (\$750.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, M. C. Crow & wife Helen J. Crow and Helen Crow Mills & husband John C. Mills (herein referred to as grantors) do grant, bargain, sell and convey unto

Bascomb G. Morgan and wife Ruby P. Morgan (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 4, Block 4, Shelena Estates as recorded in Map Book 5, Page 25 as appears of record in the Office of the Judge of Probate of Shelby County, Alabama. There is excepted from this conveyance all coal, oil, gas and other minerals.

The above property is sold subject to the following restrictions:

- (1) No house shall be erected on any lot having less than 1,200 square feet of floor space and must be equipped with indoor toilet facilities. Under no condition will outdoor 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) Any residence erected on said lot or lots shall be of brick or brick veneer construction or at least up to the windows.
- (6) Except easement to the 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 24th day of March, 1969.

WITNESS:

STATE OF ALABAMA, SHELBY CO. (Seal)  
Jesse B. Morgan (Seal)  
Ruby P. Morgan (Seal)  
Bascomb G. Morgan (Seal)

M. C. Crow (Seal)  
Helen J. Crow (Seal)  
Helen Crow Mills (Seal)  
John C. Mills (Seal)

General Acknowledgment

I, Claude W. Milligan, a Notary Public in and for said County, in said State, hereby certify that M. C. Crow & wife Helen J. Crow and Helen Crow Mills & husband John C. Mills 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 24th day of March

