

This instrument was prepared by

708

(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 Five Hundred and No/100 (\$500.00)-----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

James J. Scoggins and wife Sandra T. Scoggins  
(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 South-half of the Southwest quarter of Section  
22, Township 21 South, Range 3 West described as follows:

Commence at the Southeast corner of said half-quarter Section, thence north  
along the East line of said half-quarter Section 375 feet, thence 88° 30'  
left parallel to south boundary of said half-quarter Section 1180 feet to  
the point of beginning of boundary of tract of land herein described, said  
point of beginning being on the north right-of-way boundary of a street,  
thence continue along the last mentioned course 245 feet, thence 88° 30'  
right 425 feet, thence 91°30' right 245 feet, thence 88° 30' right 425 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  
day of.....January....., 19.....69.....

WITNESS:

.....(Seal)  
.....(Seal)  
.....(Seal)

.....(Seal)  
M. C. Crow  
Helen J. Crow  
J. K. Langford  
.....(Seal)

General Acknowledgment

STATE OF ALABAMA }  
Jefferson.....COUNTY }

I, .....Claude W. Millican....., 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 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.....7th.....day of.....January.....

Notary Public.

BOOK 200 PAGE 451