

This instrument was prepared by

(Name) Hubert E. Rawson, Jr.

(Address) 1658 Montgomery Highway, Birmingham, Ala.

Jefferson Land Title Service Co., Inc.

AGENTS FOR

35216 Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand One Hundred and No/100 Dollars (\$17,100.00)

to the undersigned grantor, Royal Homes, Incorporated a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James E. Patterson, Sr., and Betty M. Patterson

(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, State of Alabama, to-wit: Begin at the northeast corner of said quarter-quarter section; thence in a westerly direction along the north boundary of said quarter-quarter section 470.00 feet to the point of beginning; thence continuing along said north boundary 271.49 feet; thence turn an angle of 139 degrees and 45 minutes to the left in a southeasterly direction along a straight line 177.16 feet to the point of beginning of a curve tangent to said straight line, being subtended by a central angle of 26 degrees 21 minutes and having a radius of 338.18 feet; thence in a southeasterly direction along the arc of said curve 155.53 feet; thence turning an angle of 117 degrees and 22 minutes and 30 seconds to the left from the chord of said curve, in a northerly direction, 184.64 feet to the point of beginning.

The above described property is located in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West.

Subject to an easement to Alabama Power Company recorded in Deed Book 136 Page 308 and restrictions which are set out in the attached Schedule "A" which is incorporated into and made a part of this conveyance.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current years taxes

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Hubert E. Rawson, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August 1970.

ATTEST:

Frank A. Nix
Secretary

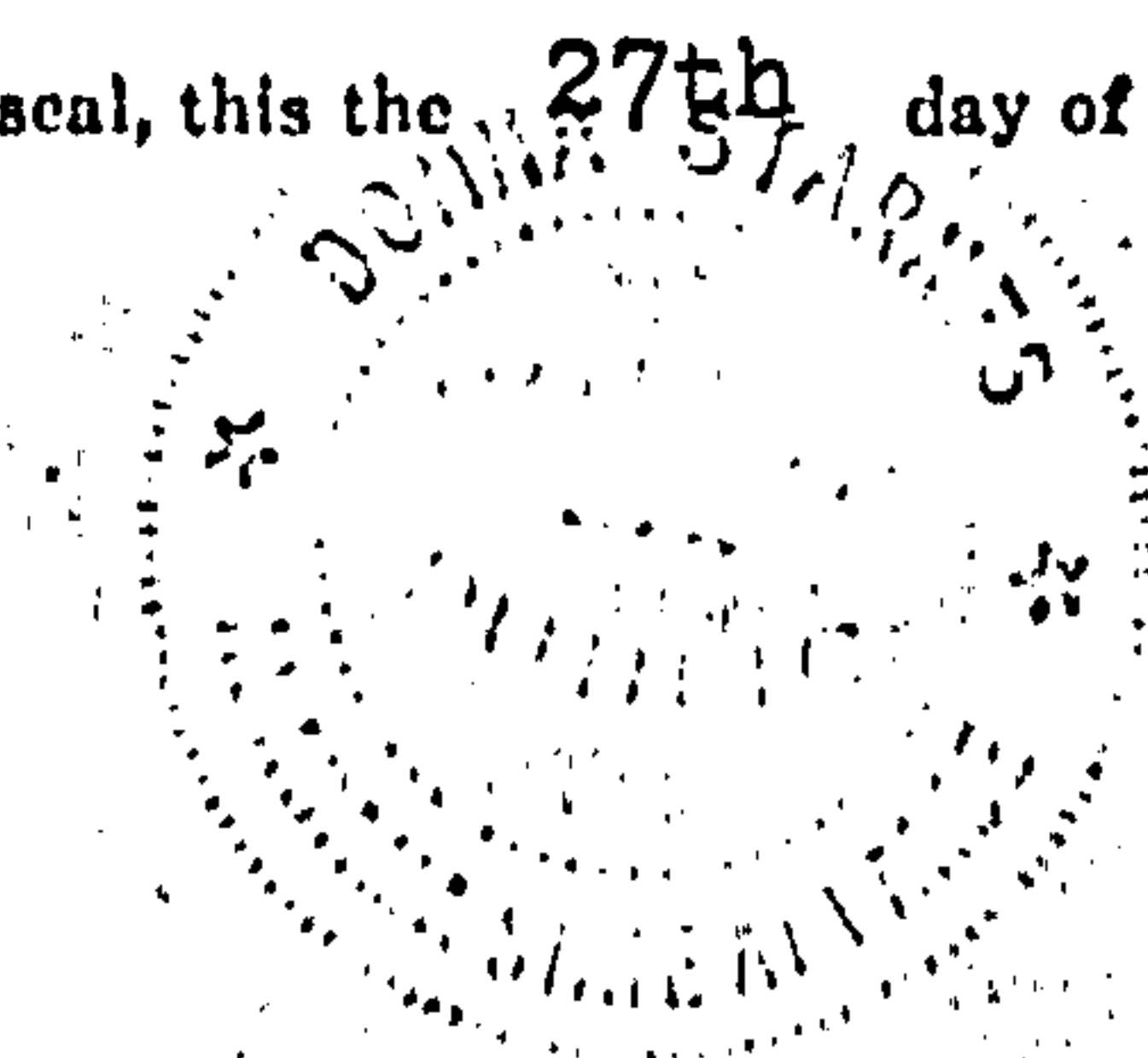
By Hubert E. Rawson, Jr.
President

STATE OF Alabama
COUNTY OF Jefferson

I, Donna Starnes a Notary Public in and for said County in said State, hereby certify that Hubert E. Rawson, Jr. whose name as President of Royal Homes, Incorporated corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 27th day of November 1970

Donna Starnes
Notary Public



BOOK 265 PAGE 135

STATE OF ALABAMA {

COUNTY OF JEFFERSON {

SCHEDULE "A"

The grantors, Royal Homes, Incorporated, being the owner of fee simple of the aforementioned described property hereby makes the following declaration as to the limitations, restrictions and uses to which the above described lots may be put, thereby specifying that such declaration shall constitute covenants to run with the land, as provided by law, and shall be binding upon all parties and all persons claiming under them and for the benefit of and limitations upon all future owners of said lots, this declaration of restriction being designed for the purpose of keeping such lots desirable, uniform and suitable in architectural design and use as herein specified.

This lot shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on this lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

No noxious or offensive activity shall be carried on upon this lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or any other outbuilding shall be used on this lot at any time as a residence either temporarily or permanently.

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

Individual sewage disposal system shall be permitted on any lot, but only in accordance with the then current Health Regulations in effect.

BOOK 265 PAGE 136

STATE OF ALA. SHELBY CO.
RECORDS & CLERK
I HAVE CERTIFIED THIS
INSTRUMENT WAS FILED
DEC-7 AM 10:49
C. C. FILE NUMBER OR
RECORD & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE