

This instrument was prepared by

(Name) **Hubert E. Rawson, Jr.**
1658 Montgomery Highway
(Address) **Birmingham, Alabama 35216**

see mly 315- 670
1500⁰⁰ 1107
Jefferson Land Title Service Co., Inc.
AGENTS FOR
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 Four Hundred Fifty and no/100 Dollars (\$17,450.00)**

to the undersigned grantor, **ROYAL HOMES, INCORPORATED**
(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 **Larry Wayne McCrory and wife, Juanita Carol O. McCrory**

(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: Commence at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 440.00 feet to the point of beginning; thence continue on last described course 130.00 feet; thence turn an angle to the left of 90 degrees 18 minutes and run in a Southerly direction a distance of 184.64 feet to its intersection with the Northerly right-of-way line of a public road; said point being situated on a curve, said curve running in an Easterly direction having a central angle of 13 degrees 09 minutes and a radius of 338.18 feet, angle to chord of said curve being 82 degrees 22 minutes 30 seconds to the left; thence continue along the arc of said curve in an Easterly direction a distance of 77.62 feet to the end of said curve; thence continue along the tangent extended to said curve in an Easterly direction along the Northerly right-of-way line of said public road a distance of 53.24 feet; thence turn an angle to the left of 91 degrees 03 minutes and run in a Northerly direction a distance of 195.22 feet to the point of beginning.

\$17,450.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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.

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 **23** day of **December** 19 **70**.

ATTEST:

Frank A. Nix
Secretary

ROYAL HOMES, INCORPORATED

By **Hubert E. Rawson, Jr.** President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Donna Starnes**
State, hereby certify that **Hubert E. Rawson, Jr.**
whose name as President of **ROYAL HOMES, INCORPORATED**
a 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 **23** day of **December**, 19 **70**.

Donna Starnes
Notary Public



1970122800000860 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/28/1970 03:41:00 PM FILED/CERT

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STATE OF ALABAMA

COUNTY OF SHELBY

SCHEDULE "A"

19701228000000860 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/28/1970 03:41:00 PM FILED/CERT

The grantors, Royal Homes, Incorporated, being the owner of the 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.

Royal Homes
By: *[Signature]*
Pres

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC 28 PM 3:41
JUDGE OF PROBATE