

This instrument was prepared by

(Name) E. Carson Wall, Broker

(Address) Wall Real Estate Company, 1223 North 19th Street, Bessemer, 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 Sixteen Thousand and NO/100----- \$16,000.00
DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. B. Morgan and wife, Virginia Morgan
Paul E. George and wife, Louise George
(herein referred to as grantors) do grant, bargain, sell and convey unto
Donald L. Shiver and wife, Linda Shiver

(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 part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section and run South along the East boundary line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 683.37 feet; thence turn right an angle of 48°21'30" in a Southwesterly direction a distance of 1131.01 feet; more or less, to a point on the NE boundary line of Lot 1, according to the Survey of Rimcrest, as recorded in the Judge of Probate Office, Shelby County, Alabama; thence turn right an angle of 90° 58' along the NE boundary line of said Lot 1, a distance of 89.06 feet, more or less, to the NE corner of said Lot 1; thence turn left an angle of 89° 23' and run a course of South 49° 02' West a distance of 345.07 feet; thence turn left and run South 41° 37 $\frac{1}{2}$ ' East a distance of 800 feet; thence turn right and run South 49° 02' West a distance of 307.45 feet; thence turn right and run North 42° 31 $\frac{1}{2}$ ' West a distance of 800 feet; thence turn left and run South 73° 44' West a distance of 704.37 feet; thence turn left and run South 62° 00 $\frac{1}{2}$ ' West a distance of 594.31 feet, more or less, to a point on the West boundary line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 28, said point being 382.94 feet North of said SW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn right an angle of 111° 07' 30" and run in a Northerly direction and along the West boundary line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 937.06 feet, more or less, to the NW corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn right and run in an Easterly direction and along the North boundary line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 1339.5 feet, more or less, to the NE corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; said corner being also the SW corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 28; thence turn left and run Northwardly and along the West boundary line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 1352.82 feet; more or less, to the NW corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn right and run along the North line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 1339.5 feet, more or less, to the NE corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$; said corner being the point of beginning.

See back of deed for restrictions

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 ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~do~~ (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 13th day of March, 1971

WITNESS:



19710319000010410 1/2 \$.00

Shelby Cnty Judge of Probate, AL
03/19/1971 12:00:00 AM FILED/CERT

(Seal)

(Seal)

(Seal)

Paul E. George

(Seal)

Louise George

(Seal)

C. B. Morgan

(Seal)

Virginia Morgan

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

E. Carson Wall

I, E. Carson Wall, a Notary Public in and for said County, in said State, hereby certify that C. B. Morgan and wife, Virginia Morgan, Paul E. George and wife, Louise George 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, A. D. 1971

E Carson Wall

Notary Public.

RESTRICTIVE COVENANTS

RIMCREST

- (1) No lot shall be used except for residential purposes
- (2) No dwelling shall be erected except one single family residence of not less than 1400 square feet with brick veneer construction
- (3) No dwelling shall be erected closer to the front lot line than the set back line shown on the preliminary map
- (4) 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.



19710319000010410 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
ENTERED THIS
INSTRUMENT WAS FILED
1971 MAR 19 PM 9:42
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Donofry, J. B. Jr.
JUDGE OF PROBATE

3023
RETURN TO *Walc. Rev. Estate*
PO Box 471
Prichard
C. B. Morgan and Virginia Morgan
Paul E. George and Louise George
TO
Donald L. Shiver and Linda Shiver

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

16.00
1.45
17.45

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

807
JUN 1971
266
BOOK