

This instrument was prepared by

(Name) J. A. Jones

(Address) Rt. 13, 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 One Hundred (\$100.00) Dollars and other valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ana Kenda Jones and husband J. A. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto Sims R. and Ann T. Beavers

(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 N $\frac{1}{2}$ of

Sec. 3, Township 19, South of Range 2 West, and being more particularly described as follows: Commence at the N.E. Corner of the S.W. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of said Sec. 3, thence west along the north line of same a distance of 206.28 ft. thence 90 deg. 34' to the left in a southerly direction a distance of 115.00 ft. to the point of beginning, thence 89 deg. 26' to the left in an easterly direction a distance of 252.63 ft. to the westerly right of way line of the Old Caldwell Mill Road said point being on a curve to the left having a central angle of 6 deg. 24' a radius of 1076.92 ft. thence 64 deg. 52 $\frac{1}{2}$ ' to the right in a southeasterly direction along the arc of said curve a distance of 120.29 ft. to the point of a curve to the right having a central angle of 2 deg. 00' a radius of 204.60 ft. thence along the arc of said curve a distance of 7.13 ft. thence 117 deg. 19' to the right in a westerly direction a distance of 305.71 ft. thence 89 deg. 26' to the right in a northerly direction a distance of 115.00 ft. to the point of beginning.

Mineral and Mining Rights excepted.

The following restrictions to run with the land: Only a single family dwelling used only for residential use having 1700 sq.ft. of living area or more, excluding porches, carport, garage or basement; no building closer than 17ft. to side property lines nor closer than 75ft. to road right of way or rear property line; no fence to be erected closer to front road than the front corner of house. No trailers, mobile homes, garage apts., barn or other out-building shall be erected on said lot for use either temporarily or permanently as a residence. Only domestic pets are allowed. Plans and specifications must be submitted for approval of grantors or their agents before commencing construction.

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 22nd

day of March, 1971

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Nanda B. Koontz, a Notary Public in and for said County, in said State, hereby certify that Ana Kenda Jones and J. A. Jones 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 22nd day of March, A. D., 1971.



19710428000016530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/28/1971 12:00:00 AM FILED/CERT

MY COMMISSION EXPIRES JANUARY 30, 1974 Notary Public.