

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Thousand and no/100 Dollars, to the undersigned grantor, SCOTT PROPERTIES, INC., 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 Orville T. Allen and Clarice H. Allen (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 parcel of land situated a part in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and a part in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, more exactly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section; thence South 5 deg. 36 min. West along the East boundary of said quarter-quarter section 318.43 feet; thence North 56 deg. 22 min. West a distance of 15.00 feet to the point of beginning; thence South 46 deg. 04 min. West along the East boundary of a County Road 119.47 feet, to the P. C. of a curve having a central angle of 17 deg. 51 min., a radius of 603.70 feet, and a tangent of 94.81 feet and subtended by a cord of bearing South 54 deg. 59 min. West a distance of 187.17 feet.; thence along an arc 187.32 feet to the P. T. of said curve; thence South 48 deg. 45 min. East 484.64 feet; thence North 22 deg. 35 $\frac{1}{2}$ min. East 398.53 ft. to a point on the South Boundary of County Road being the mid-point of a curve having a central angle of 40 deg. 02 min.; a radius of 292.04 feet a tangent of 106.39 ft.; thence along the arc of said curve 101.52 feet, subtended by a cord of bearing North 70 deg. 57 $\frac{1}{2}$ min. West a distance of 101.50 feet, to the P. T. of said curve; thence North 60 deg. 54 min. West 131.82 feet to the P.C. of a curve having a central angle of 27 deg. 23 min., a radius of 508.62 feet and a tangent of 123.86 feet; thence along an arc of said curve 80.80 feet, subtended by a cord of bearing North 56 deg. 22 min. West a distance of 80.85 feet to the point of beginning.

All corners are marked by irons and tract contains 3.0 acres.

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 it 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 and executors and assigns forever, against the lawful claims of all persons.

Said property is being conveyed subject to the following restrictions and covenants:

1. This tract of land cannot be sold or divided into less than a 3-acre tract.
2. That said property shall be used as residential property only and not for any purpose of business or trade.
3. That no more than one residence containing not more than a two-family unit shall be constructed on any 3-acre tract.
4. No dwelling house having less than 1700 square feet of living area shall be constructed on this property.
5. No dwelling shall be occupied as such until the exterior thereof is completed.

- IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of April, 1971.

President

1971. Given under my hand and official seal, this the 29th day of April.

Betty A. Crawford
Notary Public
My Commission Expires July 27, 1974

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
SUPERIOR COURT
IN AND FOR THE COUNTY OF LOS ANGELES
Case No. 12-0729
Filed 07/29/11 11:13 AM
UCC FILING NUMBER 12-0729
REC. EX. 47.00 AS SUPPLEMENTARY