

This instrument was prepared by

(Name) **Warren B. Crow III**

(Address) **2012 Sixth Avenue North, Birmingham, Alabama 35203**

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 **Two Thousand two hundred fifty and No/100-----\$2,250.00-----** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**Jerry Acker and wife, Linda W. Acker**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Edward P. Jones and wife, Rubye A. Jones**

(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 tract of land located in the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 3 West, described as follows: COMMENCE AT the southeast corner of said Quarter-Quarter section; thence north along the east line of said Quarter-Quarter 700 feet; thence 88 degrees 30 minutes left 380 feet to the west right-of-way of a street and the point of beginning of the boundary of tract of land herein described; thence continue along the last mentioned course 400 feet; thence 88 degrees 30 minutes, angle to the right a distance of 200 feet; thence 91 degrees 30 minutes angle to the right a distance of 400 feet to the west right-of-way boundary of a street; thence 88 degrees 30 minutes angle to the right along said right-of-way 200 feet to the point of beginning.

**Restrictions:**

1. No house shall be erected on any lot having less than 1,000 square feet of floor space and must be equipped with indoor toilet facilities. Under no condition will outdoor toilets be permitted on the property. 2. No structures of temporary character such as trailers, tents, barns or other outbuildings shall be used as residence, either temporarily or permanently. 3. No building shall be closer than 35 feet from the front property line. 4. Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health department regulations of Shelby County, Alabama. 5. Except easement to be granted to Alabama Power Company. EXCEPTIONS: 1) Rights-of-ways to Alabama Power Company as recorded in Deed Book 138, Page 310, and Deed Book 245, Page 264, in the Probate Office of Shelby County, Alabama. 2) Except balance due on mortgage recorded in Mortgage Book 309, Page 601 in the Office of the Judge of Probate of Shelby County, Alabama to M. C. Crow and J.K. Langford which the grantees herein agree to assume and pay. 3) Also except taxes for 1971.

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 **12th** day of **May**, 19 **71**.

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Florida  
STATE OF ~~ALABAMA~~  
**PINEBLAS** COUNTY

General Acknowledgment

I, **JEAN MINER**, a Notary Public in and for said County, in said State, hereby certify that **Jerry Acker and wife, Linda W. Acker** 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 **14th** day of **May**, A. D., 19 **71**.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES DEC. 11, 1972  
BONDED THROUGH FRED W. DIEBELHORST

Notary Public.