

This instrument was prepared by

3863

(Name) Karl C. Harrison

(Address) Columbiana, 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 Thousand and no/100--- DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Carl W. Street and wife, Kathryn G. Street

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

Rodney G. Clarke and Judy R. Clarke

(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:

Begin at the southeast corner of Section 15, Township 19 South, Range 2 West, thence run northerly along the east boundary line of said Section 15, Township 19 South, Range 2 West for 196.19 feet; thence turn at an angle of 86 deg. 26 min. to the left and run northwesterly 237.42 feet; thence turn at an angle of 94 deg. 01 min. to the left and run southerly 313.7 feet; thence turn an angle of 39 deg. 30 min. to the left and run and run/easterly 237.06 feet, more or less; to a point on the east boundary line of Section 22, Township 19 South, Range 2 West; thence turn an angle of 91 deg. 11 min. to the left and run northerly along the east boundary line of Section 22, Township 19 South, Range 2 West, for 100.2 feet, more or less, to the point of beginning; this land being a part of the SE₄ of the SE₄ of Section 15, Township 19 South, Range 2 West and a part of the NE₄ of NE₄ of Section 22, Township 19 South, Range 2 West and being 2 acres, more or less, situated in Shelby County, Alabama.

The restrictions of "Cherokee Hills" subdivision are applicable to this property and the property is subject to the terms and conditions of the same. Said restrictions and covenants are recorded in Deed Book 233 page 53 and amended in Deed Book 239 page 736, both in the Probate Office of Shelby County, Alabama.



19710707000027500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/07/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
CERTIFY THIS
INSTRUMENT WAS FILED
1971 JUL -7 PM 12:17
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated

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 3rd day of July, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Carl W. Street (Seal)
Kathryn G. Street (Seal)
Kathryn G. Street (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Carl W. Street and wife, Kathryn G. Street 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 3rd day of July, A. D., 1971.

Martha B. Joiner
Notary Public.

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