

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, 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 Two Thousand and No/100 (\$2,000.00)----- DOLLARS

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

BARNEY H. KNIGHT and wife, MARTHA ROSE KNIGHT

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

JOHN N. MAUTER and wife, STELLA R. MAUTER

(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 SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence east along the south line of same a distance of 710.00 feet; thence 64°46' to the left in a northeasterly direction a distance of 794.30 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 175.00 feet, thence 74°52' to the left in a northwesterly direction a distance of 153.57 feet, thence 87°36' to the left in a southwesterly direction a distance of 1.26 feet to the point of a curve to the left having a central angle of 10°36' a radius of 1080.84 feet, thence along the arc of said curve a distance of 200.00 feet, thence 96°35' to the left in a southeasterly direction a distance of 191.27 feet to the point of beginning. Mineral and mining rights excepted.

The above lot is restricted to single family residential use and any residence constructed thereon must contain a minimum of 1,500 square feet of finished floor space.

This conveyance is subject to the following:

1. Taxes for the year 1971.
2. Transmission line permits in favor of Alabama Power Company recorded in Book 129, page 564, and Book 179, page 367, in the Probate Office of Shelby County, Alabama.
3. Right of way in favor of Shelby County, recorded in Book 177, page 34, in said Probate Office.

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 15 day of September, 1971.

WITNESS
STATE OF ALABAMA }
SHELBY COUNTY }
INSTRUMENT NO. 157
FILED OCT 15 PM 2:00
U.C. FILE NUMBER 157
REG. BK. & PAGE AS SHOWN
Clerk of Probate
PLACE OF PROBATE

Barney H. Knight (Seal)
BARNEY H. KNIGHT
Martha Rose Knight (Seal)
MARTHA ROSE KNIGHT

BOOK 270 PAGE 533
STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barney H. Knight and wife, Martha Rose Knight whose name s 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 15th day of September, A. D. 1971.



19711015000043620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/15/1971 12:00:00 AM FILED/CERT

Flarence L. Cyp
My Commission expires
July 22, 1975
Notary Public