

This instrument was prepared by

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(Name).....

(Address).....

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 Four Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John R. Smith, unmarried

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

Lowell Thomas Daniel and Gail Daniel

(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:

Commence at the southeast corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 15, Township 21 South, Range 3 West, thence westerly along the south line of said quarter-quarter section 600 feet to the point of beginning of the tract of land herein described; thence continue along the last mentioned course 200 feet; thence 88 deg. 26 min. right northerly and parallel to the east line of said quarter-quarter section 635.28 feet to a 50' road; thence 91 deg. 29 min. right 200 feet; thence 88 deg. 26 min. right 635.58 feet to the point of beginning; situated in Shelby County, Ala.

The above property is sold subject to the following restrictions:

1. No house shall be erected on any lot having less than 1000 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 out buildings shall be used as residence either temporarily or permanently.
3. No building shall be closer than 35 feet from the front of 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, Ala.
5. Except easement to the Alabama Power Company.



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Shelby Cnty Judge of Probate, AL  
10/29/1971 12:00:00 AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 23rd day of October, 1971.

WITNESS

(Seal)

(Seal)

(Seal)

John R. Smith

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, W. Gray Jones, a Notary Public in and for said County, in said State, hereby certify that John R. Smith, unmarried

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, A. D., 1971.

W. Gray Jones

Notary Public.

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