

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
11/29/1971 12:00:00 AM FILED/CERT

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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 Five Hundred and No/100 (\$1,500.00)----- DOLLARS

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

Thomas W. Wright and wife, Ann Wright
(herein referred to as grantors) do grant, bargain, sell and convey unto

H. W. Rorie and wife, Erie Rorie

(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 SE corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 16, Township 20 South, Range 1 East, run West along South line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 748 feet 8 in. to concrete highway right of way marker, said marker being the point of beginning; thence Westerly 15 feet 7 in. to a second concrete highway right of way marker; thence Northwesterly 100 feet to a third concrete highway right of way marker; thence Northerly along right of way of County Highway 55, a distance of 254 feet 6 in.; thence Southeasterly 81 feet 11 in.; thence Southerly 360 feet 8 in. to South line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence West along South line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ 156 feet 6 in. to point of beginning. It is the purpose of this deed to convey a triangular lot lying between County Highway 55 on West, South line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ on South, and abandoned County Highway replaced by County Highway #109 on East, containing 1 acre, more or less.

Subject to easements and rights of way of record.

The above described parcel is subject to a restrictive covenant which shall be construed as running with the land, as follows: said property is restricted for residential and non-commercial purposes only.

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 28th day of October, 1971.

WITNESS:

STATE OF ALA. SHELBY CO. CERTIFY THIS INSTRUMENT WAS FILED

1971 NOV 29 AM 8:34

U.C.C. FILING OFFICE OR REC. CLERK & PAGE AS SHOWN ABOVE

Consolidated

OFFICE OF PROBATE

(Seal)

(Seal)

(Seal)

Thomas W. Wright (Seal)
Ann Wright (Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Wright and wife, Ann Wright 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 28th day of October, A. D., 1971.

Notary Public.

(property description furnished by grantors)

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