

This instrument was prepared by

(Name) L. A. Jones

(Address) 4542 Old Caldwell Mill Road, Birmingham, 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 Hundred (\$100.00) Dollars and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ana Kenda Jones and husband J. A. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto Horace L. Chanoy and wife Mitty K. Chanoy

(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 NE 1/4 of Section 3, Township 19, South of Range 2, West and being more particularly described as follows: Begin at the N.E. Corner of the S.W. 1/4 of N.W. 1/4 of said Section 3, thence west along the north line of same a distance of 206.23 feet thence 90 deg. 34' to the left in a southerly direction a distance of 115.00 ft. thence 89 deg. 26' to the left in a westerly direction a distance of 252.63 ft. to the westerly right of way line of Old Caldwell Mill Road said point being on a curve to the right having a central angle of 1 deg. 20' a radius of 1076.92 thence 111 deg. 15' to the left in a northwesterly direction along the arc of said curve a distance of 25.36 ft. to the point of tangent thence along said tangent a distance of 97.66 ft. thence 69 deg. 25' to the left in a westerly direction a distance of 4.00 ft. to the point of beginning. Mineral and Mining Rights excepted.

The following restrictions to run with the land: Only a single family dwelling used only for residential use having 1700 sq. ft. of living area or more, excluding porches, carport, garage or basement; no building closer than 15' of the lot width to side property lines nor closer than 75 ft. to rear right of way or rear property line; no fence to be erected closer to front road than the front corner of house. No trailers, mobile homes, garage arts., barn or other outbuilding shall be erected on said lot for use either temporarily or permanently as a residence. Only domestic pets are allowed. Plans and specifications must be submitted for approval of grantors or their agents before commencing construction.



19720808000038900 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1972 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,.....have hereunto set.....hand(s) and seal(s), this..... day of....., 19.....

WITNESS:

(Seal)

(Seal)

(Seal)

Ana Kenda Jones
J. A. Jones

(Seal)

(Seal)

(Seal)

RECORDED & INDEXED
1972 AUG - 8 AM 11:57
SHELBY COUNTY, ALA.
JUDGE OF PROBATE
OFFICE

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Mr. H. B. Brantley (Garry Lee), a Notary Public in and for said County, in said State, hereby certify that Ana Kenda Jones and husband J. A. Jones whose name 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 are executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of July, A. D., 19 72
Mr. H. B. Brantley (Garry Lee)
Notary Public.
3-25-74