

This instrument was prepared by

(Name) Carl C. American
(Address) Shelby County Judge of Probate, AL
19730111000001610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/11/1973 12:00:00 AM FILED/CERT



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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY

That in consideration of One Hundred 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,
Robert M. Bolton and wife, Doris T. Bolton

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

William L. Clark and Catherine G. Clark

(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 northwest corner of the NE¹/₄ of SE¹/₄, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. W (1B) along the north boundary of the NE¹/₄ of SE¹/₄ and NE¹/₄ of SE¹/₄, Section 25, Township 21 South, Range 1 West for a distance of 2205.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed South 11 deg. 14 min. 30 sec. East (1C) along the said West right of way line of Washington Street, a distance of 1295.51 feet to the point of intersection with the South right of way line of Bolton Lane; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. 30 sec. West (1D) along the said South boundary of Bolton Lane, a distance of 624.58 feet to the point of beginning of the lot herein described; thence continue South 89 deg. 03 min. 30 sec. West (1B) along the said South right of way line of Bolton Lane, a distance of 169.37 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 200.00 feet; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 169.37 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 200.00 feet to the point of beginning.

Said lot is lying in the SE¹/₄ of Section 25, Township 21 South, Range 1 West and has a 50 foot building or set back restriction from the South boundary of the said Bolton Lane. The above described lot is conveyed subject to the restrictive covenants and conditions of Briarwood Subdivision which were filed for record on June 26, 1967, in Deed Book 248, page 924 in Probate Office of Shelby County, except that any house built on said lot shall have a minimum of 2200 square feet of heated floor space.

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 16 of September, 19 72

WITNESS:

(Seal)
(Seal)
(Seal)

Robert M. Bolton
Robert M. Bolton
Doris T. Bolton
Doris T. Bolton

STATE OF ALABAMA
NOTARY PUBLIC
REC. BK. 248
U.C.C. FILED
1973 JAN 11 PM 3:48
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STATE OF ALABAMA

General Acknowledgment

I, Matha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Robert M. Bolton and wife, Doris T. Bolton whose names they 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 16 day of September, A. D., 19 72.

Matha B. Joiner
Notary Public.