

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama 35203

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 Hundred and No/100-----(\$200.00)-----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,

M. C. Crow and wife, Helen J. Crow and J. K. Langford, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Stagner and wife, Carol D. Stagner

(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:

Part of the west half of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 21, Range 3 West, Shelby County, Alabama more particularly described as follows: Beginning at the southwest corner of Section 22, Township 21, Range 3 West thence east along section line 668.21 feet to an iron pin thence north 450 feet to point of beginning of property herein conveyed; thence west 668.21 feet more or less to west line of section; thence north along west line of said section 225 feet; thence east 668.21 feet more or less to iron pin; thence south 225 feet to point of beginning. EXCEPT easement for a sixty (60) foot road through the property as now located.

The above property is sold subject to the following restrictions: (1) No house shall be erected on any of the above property having less than 1000 square feet of floor space and must be equipped with indoor toilets facilities. Under no condition will out door 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, Alabama. (5) Except easement to be granted to Alabama Power Company.

Except taxes for 1973.

19730430000023310 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/30/1973 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, we have hereunto set our hand(s) and seal(s), this 23rd day of October, 1973, at Birmingham, Alabama.

WITNESS:

April 30 1973

RECORDED & \$ (Seal)

\$ DEED TAX (Seal)

PD. ON THIS INSTRUMENT

Commodore (Seal)

M. C. Crow (Seal)

Helen J. Crow (Seal)

J. K. Langford (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Janice F. Kent, a Notary Public in and for said County, in said State, hereby certify that M. C. Crow and wife, Helen J. Crow & J. K. Langford, a single man 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 26th day of October, A. D., 1973

Janice F. Kent

Notary Public

My Commission expires 8-12-73