

This instrument was prepared by  
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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, security - 331-580

That in consideration of One Thousand and no/100 and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Douglas Carrol Milstead and wife, Magdalene H. Milstead

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

Lanny G. Kelly and Martha J. Kelly

(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:

Begin at the NW corner of the SW 1/4 of NE 1/4 of Section 2, Township 24 North, Range 12 East and run thence east along north boundary of said quarter-quarter section 880.38 feet to the point of beginning of tract of land herein described, said point being the NE corner of Lot 4 of Calmont Subdivision; thence continuing east in a straight line along the north boundary of said quarter-quarter section 150.0 feet; thence turning an angle of 90 deg. 00 min. to the right in a southerly direction 494.41 feet to the NW boundary of a private drive; thence turning an angle of 19 deg. 59 min. to the right in a southwesterly direction along NW boundary of said private drive 79.50 feet to the point of beginning of the arc of a curve turning to the right and having a radius of 20.00 feet, said arc being subtended by a central angle of 120 deg. 01 min. and having a chord of 34.64 feet in length; thence along said arc of said curve which is the North boundary of private drive 41.89 feet to the point of intersection with the arc of another curve which is NE boundary of Lakewood Drive, said arc having a radius of 180.0 feet and being subtended by a central angle of 34 deg. 03 min. and having a chord of 105.40 feet in length, said chord forming an angle of 43 deg. 03 min. to the right from the last mentioned chord, having a length of 34.64 feet; thence along said arc of said curve 106.97 feet; said point being the SE corner of Lot 4 of Calmont Subdivision; thence turning an angle of 56 deg. 47 min. and 30 sec. to right from last mentioned chord, having a length of 105.40 feet in northerly direction along east side of said Lot 4 to the point of beginning, containing 1.886 acres, more or less, subject to easements and rights of way of record. Subject also to the following restrictive covenant, which runs with the land: As part of consideration, grantees agree that no dwelling house shall be erected upon said lot of which the main portion of said house contains less than 1200 square feet. We further agree that this restriction shall be a covenant running with the land and a violation of same may be enjoined in any Court of competent jurisdiction.

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 12th day of June, 1973.

WITNESS:

(Seal) Douglas Carrol Milstead  
(Seal) Magdalene H. Milstead  
(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Douglas Carrol Milstead and wife, Magdalene H. Milstead 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 12th day of June, A. D., 1973.

19730612000033370 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/12/1973 12:00:00 AM FILED/CERT

Martha B. Joiner  
Notary Public.

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