

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama



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Shelby Cnty Judge of Probate, AL
08/07/1973 12:00:00 AM FILED/CERT

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

SHELEY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND & NO/100 (\$15,000.00) DOLLARS

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

Annie L. Savage and husband, Willis L. Savage

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

John Thomas Cummings and wife, Dorothy Cummings

(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:

Lots 12 and 13, Block 3, according to the survey of Wilmont Gardens, as recorded in Map Book 4, page 6 in the Probate Office of Shelby County, Alabama.

Subject to Restrictions as shown by recorded map:

"All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5,500.00 containing at least 700 sq. ft. in the body of the house. All lots have a 30 foot building line from the street and a 7 foot sideline clearance. An easement of 3 feet on each side of all lot lines for public utilities shall be reserved and no buildings to be located thereon.

No structures of a temporary nature such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence, either temporarily or permanently."

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 AUG - 7 AM 8:33
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conceded by Notary
JUDGE OF PROBATE

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 2 day of June, 1973

WITNESS:

(Seal)
(Seal)
(Seal)

Annie L. Savage (Seal)
(Annie L. Savage)
Willis L. Savage (Seal)
(Willis L. Savage)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie L. Savage and Willis L. Savage 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 2 day of June, A. D., 1973

Notary Public
Notary Public, State of Alabama at Large
My Commission Expires September 1, 1975
Bonded by U. S. F. S. I.