

This instrument was prepared by

(Name) Emily Williams

(Address) 100 Office Park Drive, 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 Four Thousand Two Hundred and No/100-----DOLLARS and the execution of a purchase money mortgage in the amount of \$12,600.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gordon F. Faulkner and wife, Mary F. Faulkner (herein referred to as grantors) do grant, bargain, sell and convey unto

Harold H. Larsen and wife, Sadie R. Larsen

(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:

The SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama. Subject to ad valorem taxes for the current year, due and payable October 1, 1974.

ALSO conveyed herein, all rights of ingress and egress granted to Sellers in the Agreement dated December 13, 1973 from W. T. Fancher and wife, Mrs. W. T. Fancher, R. L. Fancher and wife, Minnie Fancher, Gordon F. Faulkner and wife, Mary F. Faulkner, Mrs. J. W. Watson, a widow, Mary J. Weldon, an unmarried woman, Thomas L. Weldon and wife, Mrs. Thomas L. Weldon, Billy R. Weldon and wife, Shirley A. Weldon, John Bullock and wife, Wanda Bullock, J. C. Cline and wife, Mae Cline.

In addition to the aforementioned consideration, the Grantees covenant and agree that no part of the above described property shall be used as a hog farm, and the Grantors covenant and agree that no part of the following described property, owned by the Grantors, which is situated adjacent to the above described property, shall be used as a hog farm, to wit:

The South half of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , and the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 24, Township 18 South, Range 1 East, ALSO the North half of the NW $\frac{1}{4}$  of Section 25, Township 18 South, Range 1 East, all adjoining.

The aforementioned covenants are mutually beneficial to the Grantees and Grantors, and to the land and therefore these are permanent covenants running with the land.

19731228000069550 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/28/1973 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 28<sup>th</sup> day of December, 1973.

STATE OF ALABAMA  
I CERTIFY THIS INSTRUMENT WAS FILED  
1973 DEC 28 PM 12:00  
U.C.C. FILE NUMBER OR REG. BK. & PAGE AS SHOWN AER  
Corney M. Faulkner  
JUDGE OF PROBATE

(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_

Gordon F. Faulkner (Seal)  
Gordon F. Faulkner

Mary F. Faulkner (Seal)  
Mary F. Faulkner

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon F. Faulkner and wife, Mary F. Faulkner 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 28<sup>th</sup> day of December, A.D., 1973

Notary Public

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from OK pm

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