

Instrument was prepared by Jones, Propst & Topazi,
1532-2121 Building, Birmingham, Alabama 35203

2983

WARRANTY DEED, Jointly for life with remainder to survivor

STATE OF ALABAMA)
SHELBY COUNTY)

Know all men by these presents,

That in consideration of Twenty-Six Thousand and No/100 Dollars (\$26,000.00), to the undersigned grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged I, Mae W. Mullen, a widow (herein referred to as grantor) do grant, bargain, sell and convey unto Peter Lumbert and Aubie Cornelius (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:

From the Northwest corner of the Southwest 1/4 of Section 17, Township 21 South, Range 2 West, then run South 43 deg. 45', east for a distance of 29. feet to point of beginning; then run South 1 deg., 02', east for a distance of 245.3 feet, then run South 27 deg., 51' 10" east for a distance of 393 feet, then run north 81 deg. 47' 20" east for a distance of 406.43 feet, then run south 87 deg. 52' 40" east for a distance of 213.50 feet, then run north 07 deg., 30' East to a point intersecting a line parallel to the North boundary of said 1/4 1/4 section and the same distance South of said 1/4 1/4 section line as the point of beginning, then run North 88 deg., 10' West to the point of beginning; except the following described parcel: from the Northwest corner of the Southwest 1/4 of Section 17, Township 21 South, Range 2 West, then run South 43 deg. 45' East for a distance of 29 feet, then run South 1 deg. 02' east for a distance of 245.3 feet, then run South 27 deg. 51' 10" East for a distance of 393 feet, then run North 81 deg. 47' 20" east for a distance of 406.43 feet to point of beginning, then run North 10 deg. 46' 40" West for a distance of 190.10 feet, then run South 68 deg. 15' 20" West for a distance of 180 feet, then run South 2 deg. 40' 40" east for a distance of 139.9 feet, then run North 84 deg. 14' 20" east for a distance of 197.2 feet to point of beginning.

As a covenant running with the land, the herein named grantor reserves to herself and to her successors in title, heirs, and assignees, the unlimited and unrestricted use of water for domestic purposes in connection with the use and occupancy of that parcel of land herein excepted from this conveyance; and by taking delivery of this deed the herein named grantees bind themselves and their successors in title, heirs, and assignees to furnish a domestic supply of water, as herein set out, at no cost or expenses to said grantor her successors in title, heirs, and assignees; the herein named grantees, their successors in title, heirs, and assigns are hereby restricted and prohibited from using any of the herein described property for purposes of a cemetery, or from conveying said property for said use.

There is also conveyed to grantees herein the right of egress and ingress in and to the property herein conveyed over and along the present road or drive or any new road or drive which is, or may be used by grantor as means of egress and ingress to and from her present residence.

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Subject to right of egress and ingress over and along that dirt road on the Southern boundary of above described property which is used by Ronald Stevens and wife, Barbara Stevens.

Grantors further certify and warrant that the three bedroom residence which is situated near the North boundary line of the property which is situated near the North boundary line of the property herein conveyed shall not be closer than 50 feet from the East boundary line running generally North and South.

Excepted from the above described property, mineral rights.

Also: subject to line permits to Alabama Power Company and all other instruments of record.

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 assignees of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs and assignees, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assignees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of September, 1970.



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Mae W. Mullen
MAE W. MULLEN

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STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, R. L. Jones, a Notary Public in and for said State-At-Large, hereby certify that Mae W. Mullen, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 September, 1970.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JAN -9 AM 10:28
REC. D. & PAGE AS SHOWN ABOVE
REC. C. FILE NUMBER OR INSTRUMENT NUMBER
CORRECTION OF PROBATE

R. L. Jones
NOTARY PUBLIC

