

This instrument was recorded by

(Name) Harrison and Conwill
(Address) Attorneys at Law
Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

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,
C. E. Michaels, Jr. and wife, Anne B. Michaels

(herein referred to as grantors) do grant, bargain, sell and convey unto
Edward E. Loggins and Linda Loggins

(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 20 and 21 of Block 2 of Wilmont Gardens, according to subdivision map recorded in Map Book 4, Page 6 in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants filed on 22nd March, 1957 as follows: All lots are for residential purposes only and dwellings are restricted to a minimum costs of \$5500 containing at least 700 square feet in the main body of the house. All lots have a 30' building line from Street and a 7' side line clearance. An easement of 3' on each side of all lots lines for public utilities shall be reserved and no out-buildings to be located thereon. No structure of a temporary nature such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence, either temporarily or permanently.

19740201000005260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/01/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB -1 PM 2:08
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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 28th day of January, 1974.

WITNESS:

(Seal)

C. E. Michaels, Jr. (Seal)

(Seal)

Anne B. Michaels (Seal)

(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 C. E. Michaels, Jr. and wife, Anne B. Michaels, 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 28th day of January, A. D., 1974.