

This instrument was prepared by

(Name) W. A. Jenkins, Jr.

(Address) 302 Frank Nelson Bldg., Birmingham, Alabama 6317

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Thirty-eight Thousand Seven Hundred and No/100 -----DOLLARS  
(\$38,700.00) 396 See Mtg 340-103

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

Billy R. Brantley and wife, Glenda D. Brantley

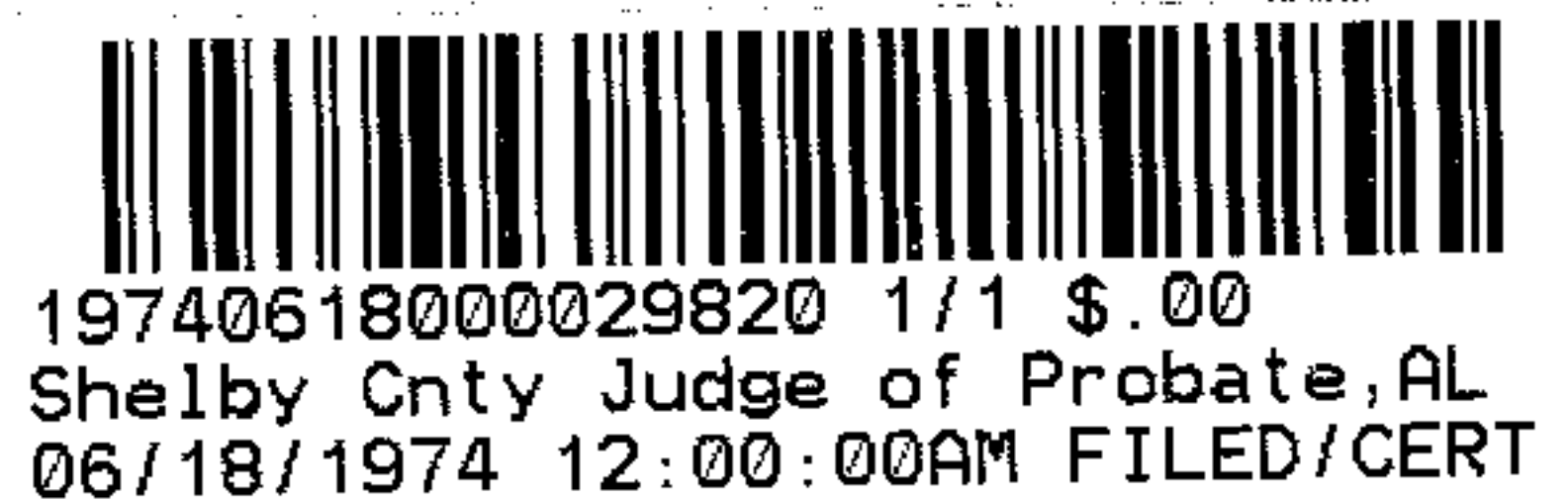
(herein referred to as grantors) do grant, bargain, sell and convey unto

John T. Flanagan and wife, Wanda F. Flanagan

(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:

Lot 5, in Block 4, of the Third Sector of Fall Acres Subdivision which is recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama, situated in and being a part of SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama.



Subject to:

1. Ad Valorem taxes due for the current year, 1974.
2. Subject to the following restrictions: All lots are for residential purposes only and dwellings shall have a minimum of 1600 sq. ft. in the main body of the house. 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 and this covenant shall attach to and run with the land. No building can be erected closer than 15 feet from any property line. 35' building setback line. No lot may be subdivided for more than one dwelling to be constructed thereon.
3. Right of way deed to Shelby County recorded in Deed Book 72, Page 538.
4. Transmission Line Permits to Alabama Power Co., recorded in Deed Book 171, Pg. 36 and Deed Book 207, Pg. 656.

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 14th day of June, 1974

(Seal)  
(Seal)  
(Seal)

Billy R. Brantley (Seal)  
Glenda D. Brantley (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 Billy R. Brantley and wife, Glenda D. Brantley 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, A. D., 1974

\$34,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Notary Public.