

This instrument was prepared by

(Name) Clayton O. Nordan

(Address) 199 Ashville Rd. N., Montevallo, Alabama 35115

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 ONE DOLLAR (\$1.00) and no/100 DOLLARS

and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Clayton O. Nordan and wife, Theda W. Nordan

(herein referred to as grantors) do grant, bargain, sell and convey unto Clayton O. Nordan and wife, Theda W. Nordan

(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 4 and 5 in Block 3, according to the Map of Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County, Alabama.

This deed is given subject to the following protective covenants which shall run with the land:

All lots are for residential purposes only, and dwellings are restricted to a minimum cost of \$5,500 containing at least 700 square feet in the main 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.

The above described lots or parcels of land is the same land conveyed by Ethel L. Rogers, a widow, to Clayton O. Nordan by Warranty Deed dated 4th day of April, 1957, recorded in Deed Volume 187, Page 278 in the Office of the Judge of Probate of Shelby County, Alabama.

19740814000040170 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/14/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE  
CERTIFY THIS INSTRUMENT WAS FILED  
1974 AUG 14 AM 10:40  
U.C.C. FILE NUMBER OR  
BOOK & PAGE AS SHOWN ABOVE  
Carroll M. Burt  
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 ~~we~~ (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 13 day of July, 1974.

WITNESS:

(Seal)  
(Seal)  
(Seal)

Clayton O. Nordan (Seal)  
Theda W. Nordan (Seal)  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Carroll M. Burt, a Notary Public in and for said County, in said State, hereby certify that Clayton O. Nordan and wife, Theda W. Nordan 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 13th day of July, A. D., 1974

Carroll M. Burt  
Notary Public.

My Commission Expires October 4, 1977