

(Name) Harrison and Conwill
Attorneys at Law
(Address) 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 Three Thousand and no/100 Dollars and other good and valuable consideration and the assumption of the unpaid balance due on that certain mortgage to Grayson Lumber Company dated 3-12-69, recorded in Mtg. Bk. 310, Page 937 in the Probate Office of Shelby County, Ala. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Samuel E. J. Burns and wife, Mila R. Burns

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

Wayne Casey and Melva Jean Casey

(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 3 and 4 in Block 1, according to Wilmont Gardens, as shown by map recorded in Map Book 4, Page 6 in the Probate Office of Shelby County, Alabama.

Subject to protective covenants as follows:

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5500 containing at least 700 square feet in the main body of the house. All lots have a 30 foot building line from street and a 7 foot side line 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.

19740910000044530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/10/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 SEP 10 PM 3:01
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
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 10th day of September, 1974.

WITNESS:

(Seal) Samuel E. J. Burns (Seal)
(Seal) Mila R. Burns (Seal)
(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 Samuel E. J. Burns and wife, Mila R. Burns 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 10th day of September, 1974.

Martha B. Joiner
Notary Public.