

This instrument was prepared by

(Name) Wallace, Ellis & Fowler
Columbiana, Alabama

(Address)



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Shelby Cnty Judge of Probate, AL
10/22/1974 12:00:00 AM FILED/CERT

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 THIRTY-FIVE HUNDRED & NO/100 (\$3500.00) DOLLARS

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

Alonza Hutchison and wife, Rachel N. Hutchison

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

George Spiro Cassimus and wife, Cathy Jean Cassimus

(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:

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Beginning at the SE corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West; thence run West along Section line 663.22 feet to point being SE corner of Buster Martin tract; thence turning an angle of 88 deg. 24 min. and run North 318 feet to point of beginning of land herein described, being the NE corner of Buster Martin tract; thence continue North along last mentioned course a distance of 344.42 feet to the center of a road; thence West along center of said road 220.87 feet; thence South 344.10 feet to the Northwest corner of the Buster Martin tract; thence East along the North line of said Buster Martin tract 221.08 feet to the point of beginning. Except the North 25 feet of the above described property for roadway.

The above property is sold subject to the following restrictions:

1. No house shall be erected on any lot having less than 1,000 square feet of floor space and must be equipped with indoor toilet facilities. Under no condition will outdoor toilets be permitted on the property.
2. No structures of a temporary character such as trailers, tents, barns or other outbuildings shall be used as residence either temporarily or permanently.
3. No building shall be closer than 35 feet from the front of property line.
4. Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.
5. Except easement to the Alabama Power Company.

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 August, 1974

WITNESS:

Charles A. Cox (Seal)
George Spiro Cassimus (Seal)
Cathy Jean Cassimus (Seal)

Alonza Hutchison (Seal)
Rachel N. Hutchison (Seal)
Rachel N. Hutchison (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, do hereby certify that Alonza Hutchison and wife, Rachel N. Hutchison, 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 5th day of August, A. D., 1974.
My commission expires August 8-1977
Estelle Cassimus Notary Public.