

(Name) HARRISON AND CONWILL

(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

KNOW ALL MEN BY THESE PRESENTS.

Shelby COUNTY

That in consideration of Thirty-five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert N. Bolton and wife, Doris T. Bolton

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

Harvey M. McHan and wife, Christine G. McHan

(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:

Commence at the Northwest corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. West (MB) along the north boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4 Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the west right of way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed south 11 deg. 14 min. 30 sec. East (MB) along the said west right of way line of Washington Street, a distance of 1295.51 feet to the point of intersection with the south right of way line of Bolton Lane; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. 30 sec. West (MB) along the said south right of way line of Bolton Lane for a distance of 139.58 feet to the point of beginning of the lot herein conveyed; thence continue south 89 deg. 03 min. 30 sec. West (MB) along the said south right of way line of Bolton Lane for a distance of 145.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed along the east boundary of the Jones lot for a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed parallel to the said south boundary of Bolton Lane for a distance of 145.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 200.00 feet to the point of beginning. Said lot is lying the NE 1/4 of SW 1/4 and SE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West and has a 50 feet building set back restriction south of the south boundary of the said Bolton Lane.

The above described lot is conveyed subject to the restrictive covenants and conditions of Briarwood Subdivision which was filed for record on June 26, 1967, in Deed Book 248 page 924 in the Probate Office of Shelby County, Alabama, except that any house built on said lot shall have a minimum of 2200 square feet of heated floor space.

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 2nd day of May, 1975

day of May, 1975

(Seal)

(Seal)

(Seal)

Robert N. Bolton (Seal)

Doris T. Bolton (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment



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Shelby Cnty Judge of Probate, AL
05/16/1975 12:00:00 AM FILED/CERT

I, Martha B. Jernigan, a Notary Public in and for said County, in said State, hereby certify that Robert N. Bolton and wife, Doris T. Bolton 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 2nd day of May, A. D., 1975