

This instrument was prepared by

(Name) Richard W. Bell, Attorney at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

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 Five thousand six hundred seventy and no/100---(\$5,670.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ruth Bell, a widow,
(herein referred to as grantors) do grant, bargain, sell and convey unto
James T. McDowell and wife, Janice R. McDowell,
(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:

Begin at the SW corner of Lot 5 according to survey of Smith's
camp, as shown by map recorded in the Probate Office of Shelby County,
Alabama in Map Book 4, page 51, for point of beginning of lot herein
conveyed; thence run North along the West boundary of said Lot 5 a
distance of 150 feet to the NW corner of said Lot 5; thence run
Westerly, along a Westerly extension of the North boundary of said
Lot 5 a distance of 100 feet to a point; thence Southerly parallel with
said West boundary of said Lot 5 a distance of 150 feet to a point;
thence run Easterly to the point of beginning.

MINERAL AND MINING RIGHTS RESERVED.

It is agreed that no building costing less than \$2500.00 to build shall
be placed on the above described lot.

Above property shall not be used for business purposes and this
covenant shall run with the land.

SUBJECT TO: 1) Taxes for 1976 and subsequent years.
2) Transmission line permits to Alabama Power Company recorded in Probate Office
of Shelby County, Alabama in Deed Book 170, page 274; in Deed Book 240, page 400; in
Deed Book 198, page 506.

(CONTINUED ON REVERSE SIDE HEREOF)

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, I have hereunto set My hand(s) and seal(s), this 3rd
day of December, 1975.

WITNESS:

Charles C. Castwell (Seal) Mrs. Ruth Bell (Seal)
Ruth Bell
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

19751211000069530 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/11/1975 12:00:00 AM FILED/CERT

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that Ruth Bell, a widow,
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 3rd day of December, A. D., 1975.
Richard W. Bell
Notary Public.

- 3) Title to minerals underlying caption property with mining rights and privileges belonging thereto.
- 4) Restrictions as shown on deed recorded in said Probate Office in Deed Book 237, page 25.
- 5) Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
- 6) No liability is assumed for possible unfiled mechanics' and materialmen's liens.

BOOK 295 PAGE 874



19751211000069530 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/11/1975 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC 11 AM 8:48
Deed Day 6.00
Conveyance
JUDGE OF PROBATE

RETURN TO

Richard W. Bell
Attorney at Law
P. O. Box 427
Pelham, AL 35124
Phone: 663-9000

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

6.00

3.00

1.00

10.00

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.