

# Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100 Dollars and other good and valuable consideration

to the undersigned grantor, **Sunny Realty, Inc.,** a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Rickey A. Livingston and Patsy K. Livingston,**

(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.**

Lot 20 in Block 2, according to map on file in the office of the Judge of Probate of Shelby County, Alabama, known as Dunwar Estates, said map being on file in Map Book 3, Page 154, in said Probate Office.

Subject to the following restrictions: That no building shall be erected upon this property now or at any future time except a building for a residence of not less than 1050 square footage and of such a nature and outside appearance as is in general keeping with the surrounding dwellings, and that no outbuildings shall be erected such as farm buildings, and that no farm animals shall be kept on this property such as cows, chickens, goats, etc. It being the intent of this covenant that this property be used for residential dwelling purposes and that purpose alone.

BOOK 299 PAGE 539

19760701000060790 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/01/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 JUL -1 PM 4:01  
Deed Book 299  
Carroll M. Bowler  
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1<sup>st</sup> day of July, 1976.

SUNNY REALTY, INC.

ATTEST:

By Norman L. Collum President

Secretary

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that **Norman L. Collum** whose name as President of **Sunny Realty, Inc.** a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

1<sup>st</sup> day of

July,

19 76.

Martha B. Jaeger  
Notary Public