

7118

(Name) Francis M. Randall

(Address) Route 1, Box 79, Montevallo, Alabama 35115

Form 1-15 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 Nine Thousand, Two Hundred DOLLARS

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

I, Francis Marion Randall, an unmarried man

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

Jimmy Roger Duke and wife Linda T. Duke

(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 the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 2, Township 19 S, Range 2 East thence run N along the W line of said 40 acres 990 feet to the point of beginning, thence run N along said W line appx. 330 feet to the NW corner of said 40 acres, thence turn an angle to the right of appx. 90 degrees and run E along the the N line of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Sec. 2 appx. 1577 feet to the West right of way of US 231 highway, thence turn an angle of over 90 degrees to the right and run South along said right of way to a point on said right of way 990 feet North of the South line of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Sec. 2 (a distance of appx. 330 feet), thence turn an angle of less than 90 degrees to the right and run West appx. 1459 feet to the point of beginning, being 11 $\frac{1}{2}$ acres more or less, Shelby County, Alabama.

Restrictions as follows: This land is restricted to residential homes, no mobile homes or trailers permitted, each lot size shall be 1 acre minimum, house size to be 1400 square feet heated area minimum, building lines to be a minimum of 15 feet from any property or lot line and a minimum of 100 feet from the West right of way of US 231 Highway and all restrictions shall be in effect for 25 years from the date of Dec. 20, 1971.

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Shelby Cnty Judge of Probate, AL
07/26/1976 12:00:00AM FILED/CERT

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 and seal, this 17th day of July, 1976.

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STATE OF ALABAMA
Shelby COUNTY
1976 JUL 26 PM 9:28
JUL 26 1976
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Francis Marion Randall
Francis Marion Randall

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, Frederick W. Ulbricht, a Notary Public in and for said County, in said State, hereby certify that Francis Marion Randall, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, A. D., 1976.

Frederick W. Ulbricht
Notary Public.