

This instrument was prepared by

(Name) HARRISON AND CONWILL(Address) COLUMBIANA, ALABAMA 35051

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

7220

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

19770405000031800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1977 12:00:00AM FILED/CERTThat in consideration of Eight Thousand and no/100 DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James E. Allen and wife, Cora L. Allen

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

William T. Mallard and wife, Anniece L. Mallard

(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 SE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, Township 21, Range 3 West, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 308.46 feet to a point; thence turn 90 deg. to the left and run Westerly parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 200 feet; thence turn to the left and run South parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 308.17 feet to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left and run along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 200 feet to the point of beginning.ALSO, included is an easement to the following described land: Commence at the SE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, Township 21, Range 3 West, thence run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 308.46 feet to the point of beginning; thence continue north along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 328 feet; thence turn left and run Westerly parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 10 feet; thence turn left and run southerly parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 328 feet; thence turn left and run East parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 10 feet to the point of beginning of the easement herein described.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

(a) 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. (b) No structures of temporary character, such as, trailers, vents, barns or other outbuildings shall be used as residence, either temporarily or permanently. (c) No building shall be closer than 35 feet from the front of property line. (d) Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.

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 19 day of March, 19 77

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

'77 APR -5 AM 11:50

(Seal)

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

Rec 1.50
Index 1.00
Deed Tax 8.00

General Acknowledgment

I, William T. Mallard, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Allen and wife, Cora L. Allen 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 19 day of March, A. D., 19 77