

This instrument was prepared by

(Name) J. A. Jones

(Address) 4542 Old Caldwell Mill Road, Birmingham, Alabama

Form 1-1-5 Rev. 1-44

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 One Hundred (\$100.00) Dollars and other valuable considerations DOLLARS

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

Ana Kanda Jones and Husband J. A. Jones

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

Richard A. Black and wife Anne P. Black

(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: A part of the S.W. 1/4 of N.W. 1/4 of Section 3, Township 19, South of Range 2, West and being more particularly described as follows: Commence at the S.W. Corner of said Section thence west along the south line of same a distance of 170.20 ft. to the point of beginning, thence continue along the last named course a distance of 220.00 ft. thence 20 deg. 21 min. to the right in a northeasterly direction a distance 128.21 ft. thence 85 deg. 23 min. to the right in a easterly direction a distance of 201.15 ft. to the westerly right of way line of the Old Caldwell Mill Road, said point being on a curve to the left having a central angle of 15 deg. 32 min. a radius of 406.70 ft. thence along the arc of said curve in a southerly direction a distance of 110.31 ft. to the point of beginning.

Mineral and mining rights excepted.

The following restrictions to run with the land: Only a single family dwelling used only for residential use having 1700 sq. ft. of living area or more excluding porches, carports, decks or basements; no building closer than 15' of the lot width to side property lines nor closer than 75 ft. to road right of way or rear property line. No fence to be erected closer to front road than the front corner of house. No trailers, mobile homes, garage apartments, barn or other outbuildings shall be erected on said lot for use either temporary or permanently as a residence. Only domestic pets are allowed. Plans and specifications must be submitted for approval of grantors or their agents before commencing construction.



19770809000082950 1/1 \$.00

Shelby Cnty Judge of Probate, AL

08/09/1977 12:00:00 AM 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, we have hereunto set our hand(s) and seal(s), this 29th

day of July, 1977

WITNESS:

See y. Curtin (Seal)

Elizabeth G. Curry (Seal)

Catherine Creasman (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, [Signature], a Notary Public in and for said County, in said State,

herby certify that [Signature] and [Signature]

whose names [Signature] signed to the foregoing conveyance, and who [Signature] known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance [Signature] executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 29th day of July, 1977