

This instrument was prepared by

(Name) Eastern Surveyors Inc.

(Address) 8436 1st. Avenue North, Suite # 207, B'ham. Ala. 35206 375-

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, 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,

James Arthur Jones, Executor of the Estate of Ana Kenda Jones  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Hogan and wife, Diane M. Hogan

(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.  $\frac{1}{4}$  of N.W.  $\frac{1}{4}$

of Section 3, Township 19 South of Range 2 West, and being more particularly described as follows; Commence at the S.E. Corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section and thence in a Westerly direction along the SRuth line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for a distance of 365.14 feet; thence turn 98° 09' to the left in a Northeasterly direction for a distance of 731.55 ft. to the point of beginning of property herein described; thence continue along the last named course for a distance of 106.00 ft.; thence turn an angle of 91° 24' to the left in a Northwesterly direction for a distance of 218.00 ft. to a point on the easterly right of way line of New Caldwell Mill Road; thence turn an angle of 90° 00' to the left and along said right of way line in a Southwesterly direction for a distance of 106.00 ft.; thence turn an angle of 90° 00' to the left in a Southeasterly firection for a distance of 215.44 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, garage or basement; 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 temporarily 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.



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Shelby Cnty Judge of Probate, AL  
08/08/1978 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(s) and seal(s), this 8  
day of Aug, 19 78.

WITNESS:

(Seal)

James Arthur Jones (Seal)

(Seal)

Executor, of the Estate of Ana Kenda Jones (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

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

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19 \_\_\_\_\_

Notary Public.

James Arthur Jones  
4550 - Old Caldwell Mill Rd.  
B'ham 35212



The State Of Alabama  
Shelby County

I, Barbara Meade, a Notary, in and for said County in said State hereby certify that James Arthur Jones, whose name as Executor of the estate of Ana Kenda Jones 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 in his capacity as such Executor, executed the same voluntarily on the day the same bears.

Given under My hand this 8TH Day of August 1978.

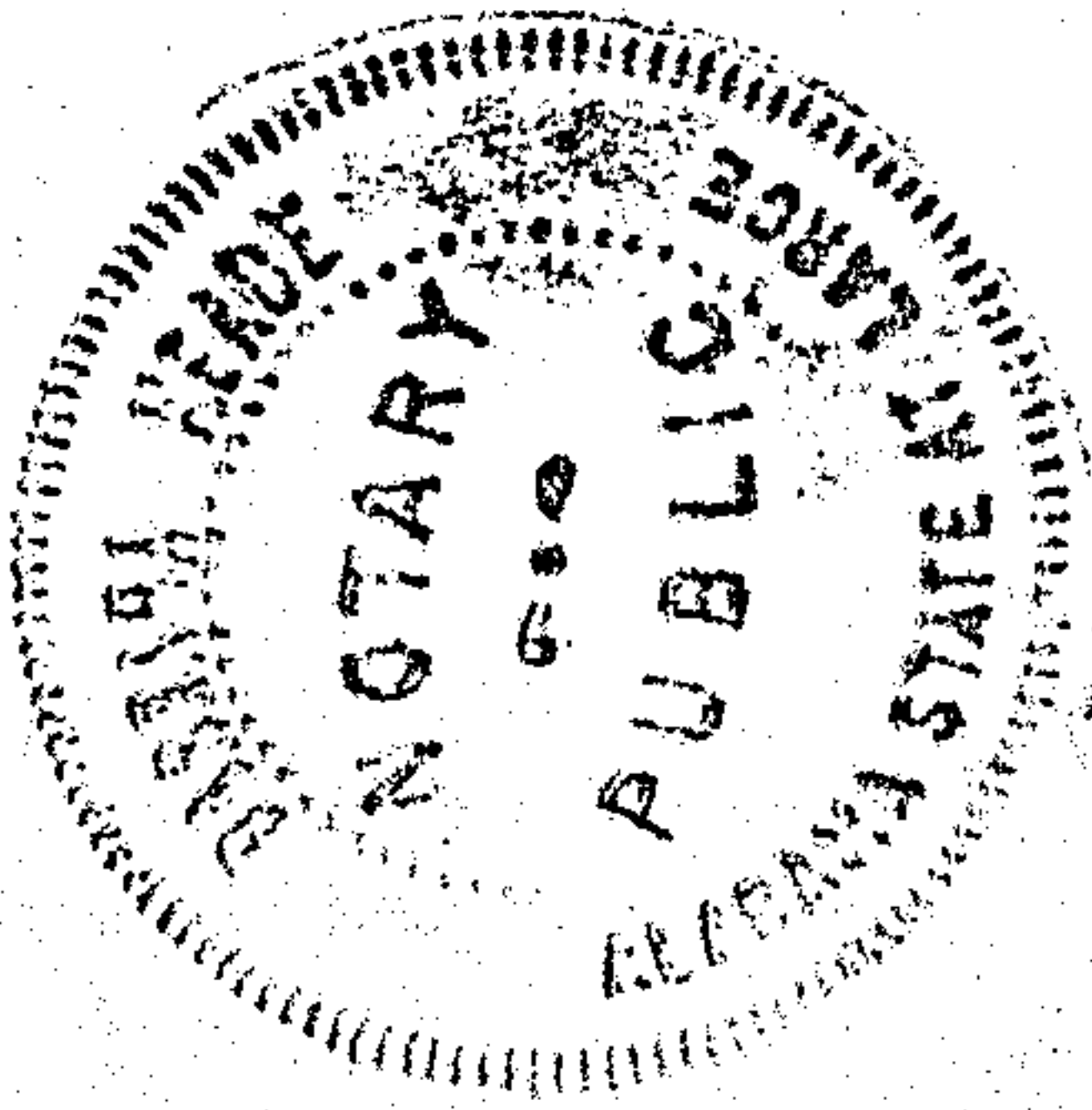
Barbara Meade  
My Commission Expires January 18th., 1982

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Corrected  
1978 AUG -8 AM 11:46

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Rec. 300  
Ind 100  
400

19780808000104450 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/08/1978 12:00:00AM FILED/CERT



RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
317 NORTH 20th STREET  
BIRMINGHAM, ALABAMA 35203