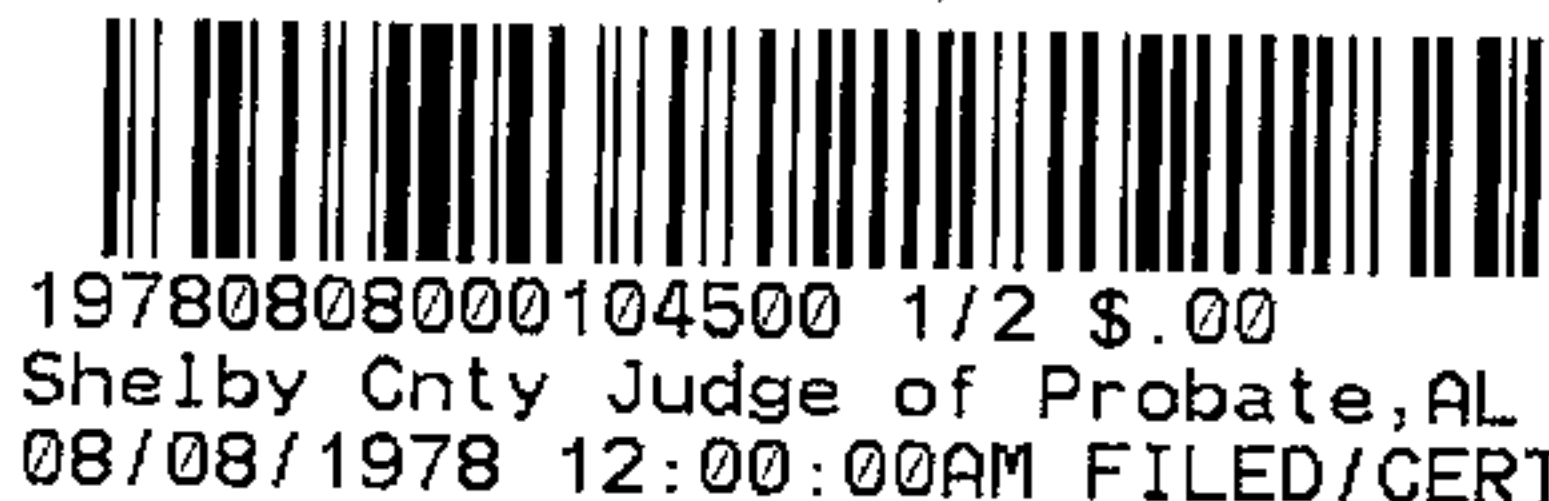


This instrument was prepared by

(Name) Eastern Surveyors Inc.

376

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



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

Wilton H. Hogan Sr. and wife, Willie Mae 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. 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.E. Corner of said 1/4 1/4 Section; thence West along the South line of same a distance of 365.14 ft.; thence 98° 09' to the right in a Northeasterly direction a distance of 684.32 ft. to the point of beginning; thence 98° 17' to the right in a Southeasterly direction a distance of 238.90 ft. to the Westerly right of way line of the Old Caldwell Mill Road; thence 90° 40' to the left in a Northeasterly direction along said right of way a distance of 8.0 ft. to the point of a curve to the right having a central angle of 130° 52' a radius of 446 50 ft.; thence along the arc of said curve a distance of 105.41 ft. to the point of tangent; thence along said tangent a distance of 35.0 ft. to the point of a curve to the left having a central angle of 140° 18' 30" a radius of 452.92 ft.; thence along the arc of said curve a distance of 123.22 ft.; thence 104° 36' to the left of the tangent of said curve in a Westerly direction a distance of 311.61 ft.; thence 82° 14' 30" to the left in a Southwesterly direction a distance of 188.00 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 temporary or permanently as a residence. Only domestic pets are allowed. Plans and specifications must be submitted for approval of grantors of their agents before commencing construction.

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

day of , 1978

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

James Arthur Jones

Notary Public.

See other side

ACKNOWLEDGEMENT FOR AN OFFICIAL OR OTHER PERSON IN REPRESENTATIVE CAPACITY.

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

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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. 3.00
Ind. 1.00
4.00



19780808000104500 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