

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
09/01/1978 12:00:00AM FILED/CERT

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-Three Thousand & No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Larry D. Bohannon & wife, Jane A. Bohannon

(herein referred to as grantors) do grant, bargain, sell and convey unto Richard Myles Holland & wife, Donna Miley Holland

(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:

Parcel of land situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the southwest corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, and run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 210.0 feet; thence 89°47'30" left and run northerly and parallel to the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ 392.0 feet to the point of beginning; thence continue along the last stated course 392.0 feet; thence 89°48'37" right and run easterly 1139.96 feet to the east line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 88°20'25" right and run south along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ 392.0 feet; thence 91°39'06" right and run west 1152.63 feet to the point of beginning.

Subject to easements and restrictions of record.

Grantors grant an easement to grantees along the south 15 feet of the west 210 feet and the west 15 feet of said 40 acres owned by them to be used as a roadway.

All mineral and mining rights not owned by grantors are hereby excepted.

The property is not to be subdivided for the purpose of residential or commercial development as long as the adjoining property of Smith, Kimberly, Clark & Bradley remains unsubdivided. In the event, any single adjoining property owner initiates subdivision for the purpose of residential or commercial development this restriction is no longer binding.

\$18,000.00

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 31 day of August, 1978

WITNESS:

NOTARY PUBLIC, SHELBY CO. (Seal)
CERTIFY THIS INSTRUMENT WAS FILED
18 SEP - 1 AM 8 30
See Reg. 500
150
1.00 (Seal)
750

Larry D. Bohannon (Seal)
Larry D. Bohannon
Jane A. Bohannon (Seal)
Jane A. Bohannon

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry D. Bohannon & wife, Jane A. Bohannon whose name 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 31 day of August, A. D., 1978

Notary Public.