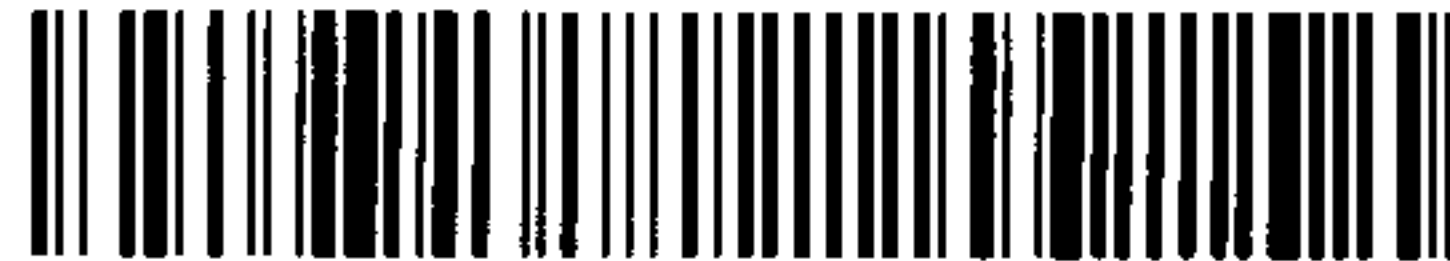


This instrument was prepared by

357



19781108000149940 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/08/1978 12:00:00AM FILED/CERT

(Name) J.A. Jones

(Address) 4550 Old Caldwell Mill Road, Birmingham, Ala.

Form 1-1-5 Rev. 1-68

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

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

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

✓ Denis T. Francis and wife Caroline B. Francis

(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:

Lot 6 of the J.A. Jones Survey. Situated in the SW $\frac{1}{4}$ - NW $\frac{1}{4}$ of Sec.

3 T.19 S. R.W. Shelby County Ala. Recorded in Map Book 7 Page

74. 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, garages or basement. No building closer than 15% of the lot width to side property lines nor closer than .75' 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, garages, apartments, barn or other outbuildings shall be erected on said parcel for use either temporary or permanently as a residence. Only domestic pets are allowed.

BOOK 316 PAGE 115

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 3rd day of July, 1978

WITNESS:

(Seal)

James Arthur Jones, Executor

(Seal)

Estate of Ana Kenda Jones

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

See REVERSE SIDE

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 _____

Denis T. Francis
4737 Sylvan Lane
Birmingham, Ala.

Notary Public.

ACKNOWLEDGMENT FOR AN OFFICIAL OR OTHER PERSON IN
EXECUTIVE CAPACITY.

The State of Alabama.

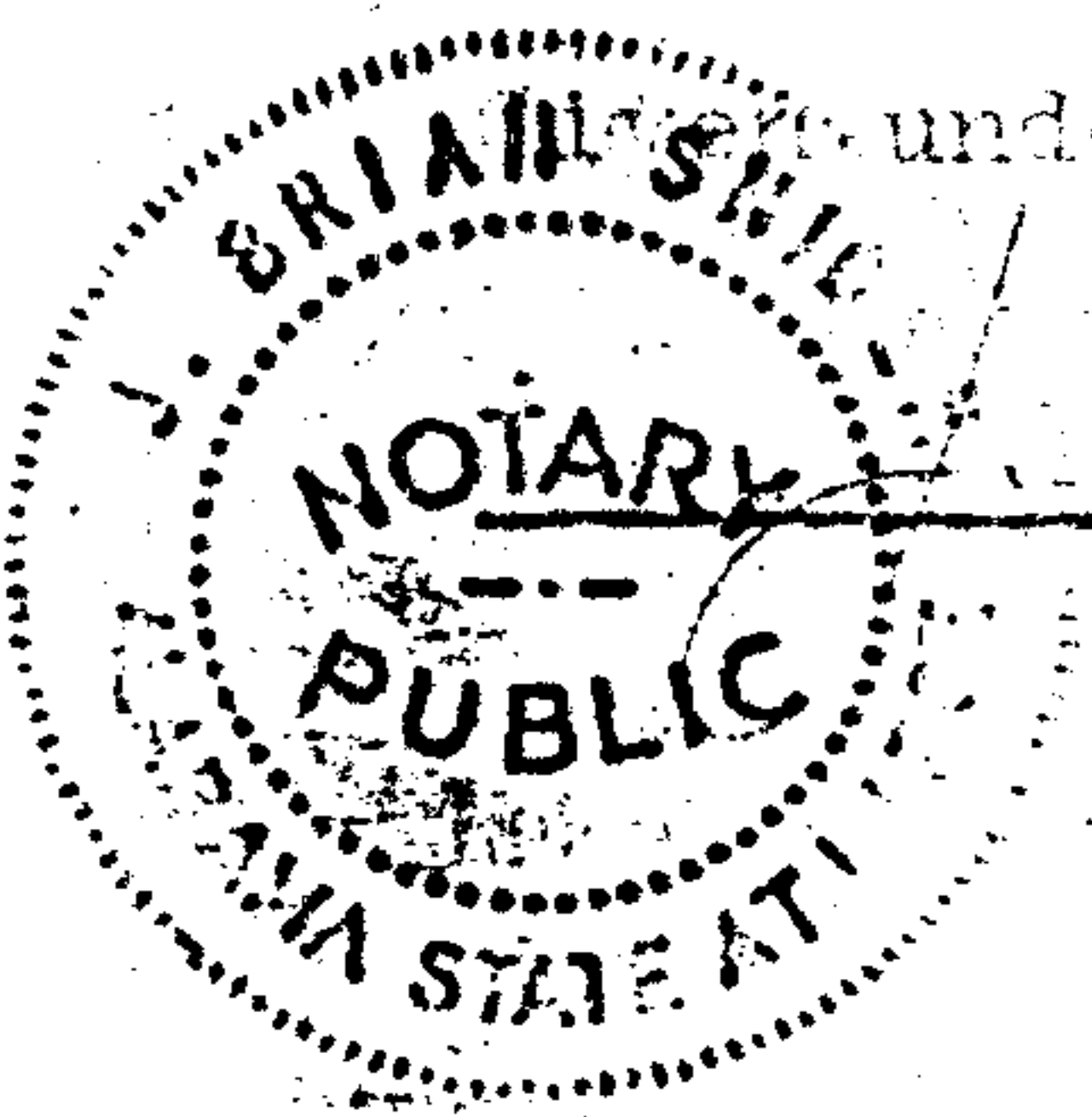
Shelby County

19781108000149940 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/08/1978 12:00:00AM FILED/CERT

I, J. Brian Snider a notary public, 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 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 date.

under my hand this the 3rd day of July, 1978



STATE OF ALA. SHELBY CO.
DEED FILED

1978 NOV 13 AM 10:38

Judge of Probate

Deed Tax. 50
Rec. 3.00
Sub. 1.00
4.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.