

35

This instrument was prepared by Harrison, Conwill & Harrison,  
Attorneys at Law, P. O. Box 557,  
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,


SHELBY COUNTY

That in consideration of One Thousand and no/100 Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James O. Bonner, Jr. and wife, Annie Mae Bonner (herein referred to as grantors), do grant, bargain, sell and convey unto HENRY E. GLENN and SHERRY P. GLENN (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 tract or parcel of land in the State of Alabama, Shelby County, and lying and being in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 19, Township 19 South, Range 2 East, and being more particularly described as follows: Commence at the Northeast corner of the above mentioned  $\frac{1}{4}$ - $\frac{1}{4}$  section and proceed South 02 deg. 00 min. East along the East boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 1003.8 feet to the point of beginning of property herein described, said point also being on the West side of a private road; thence continue South 02 deg. 00 min. East along the East boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and the West side of said road for a distance of 208.9 feet; thence South 66 deg. 00 min. West for a distance of 129.0 feet to a point at the waters edge of a private lake; thence North 75 deg. 23 min. West along said lake for a distance of 165 feet to a point; said point being 30 feet, more or less, North of the waters edge of said lake; thence South 89 deg. 14 min. West for a distance of 206.9 feet to a point; thence North 03 deg. 44 min. West for a distance of 208.7 feet to a point; thence North 88 deg. 22 min. East for a distance of 490.3 feet to the point of beginning. Containing 2.5 acres.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1-No mobile homes or temporary structures of a delapidated nature shall be constructed on said property.
- 2-Lake privileges shall be granted to adjoining property owners only and their immediate family.
- 3-The property shall be maintained for the benefit of the property.
- 4-Subject to 15 foot easement along Deerwood Road for future expansion of said road.

  
19790102000000070 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
01/02/1979 12:00:00AM FILED/CERT

5-Said property shall be used exclusively for residential purposes. The lot shall not be used for any commercial or industrial purposes.

6-No more than one residence shall be constructed on said property.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 11 day of December, 1978.

James O. Bonner, Jr. (Seal)  
James O. Bonner, Jr.  
Annie Mae Bonner (Seal)  
Annie Mae Bonner

19790102000000070 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
01/02/1979 12:00:00AM FILED/CERT

State of Alabama

Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James O. Bonner, Jr. and wife, Annie Mae Bonner, whose names 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 11 day of December, 1978.

[Signature]  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

DEC 12 AM 9:30

[Signature]  
JUDGE OF PROBATE

Sub. 100  
300

BOOK 317 PAGE 71