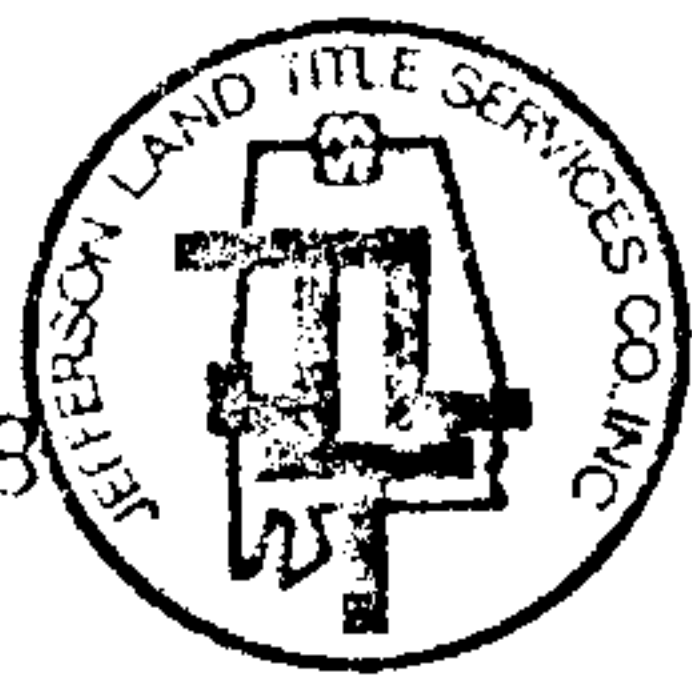


946



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201

AGENTS FOR
Mississippi Valley Title Insurance Company



19790126000010950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/26/1979 12:00:00AM FILED/CERT

This instrument was prepared by

Name) C. CRAWFORD WILLIAMS

Address) 425-19th St., Ensley, Al. 35218

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY-TWO THOUSAND, FIVE HUNDRED AND NO/100 (\$22,500.00) DOLLARS

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

JOHN LINDQUIST and his wife, JANE C. LINDQUIST
(herein referred to as grantors) do grant, bargain, sell and convey unto
✓ CECIL P. HARRELL and his wife, FRANCES M. HARRELL

(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:

317-473

Commence at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, thence run in a Westerly direction along the North line of said quarter-quarter a distance of 11.35 feet; thence turn an angle to the left of 78 degrees 31' 11" and run a distance of 356.05 feet; thence turn an angle to the right of 43 degrees 13' and run on a bearing South 43 degrees 13' West a distance of 167.40 feet; thence run South 18 degrees 59' West a distance of 151.63 feet; thence run South 23 degrees 49' West a distance of 138.61 feet; thence run South 9 degrees 02' East a distance of 98.48 feet; thence run South 48 degrees 54' East a distance of 101.09 feet to the point of beginning; thence continue on last described course a distance of 150.52 feet to a point situated 5 feet more or less Northwesterly of the waters edge of Huckabee Lake; property contained herein includes all properties to waters edge; thence run North 45 degrees 38' East a distance of 64.82 feet to a point 5 feet Northwesterly of said waters edge; thence run North 49 degrees 13' East a distance of 102.66 feet to a point that is 5 feet Northwesterly of the waters edge; thence run North 27 degrees 20' West a distance of 180.49 feet to its intersection with the right of way of a cul-de-sac having a radius of 50.0 feet; thence run in a Westerly direction along the arc of said curve having a central angle of 39 degrees 22' 12" a distance of 34.36 feet; thence run South 35 degrees 36' West a distance of 208.22 feet to the point of beginning.

Mineral and mining rights excepted, and subject to easements and rights of way of record. Subject to the following restrictive covenants, which shall be construed as running with the land: said property shall be used for residential purposes only and shall be limited to one residence (exclusive of out-buildings) containing a minimum of 2,000 square feet of floor space and no residence or outbuilding shall be located closer than 60 feet from the center line of the road or street providing access to said property. SUBJECT TO TAXES 1979 WHICH GRANTEES ASSUME AND AGREE TO PAY.

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 4th day of January, 1979.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS DEED WAS FILED (Seal)

1979 JAN 26 PM 1:46 (Seal)

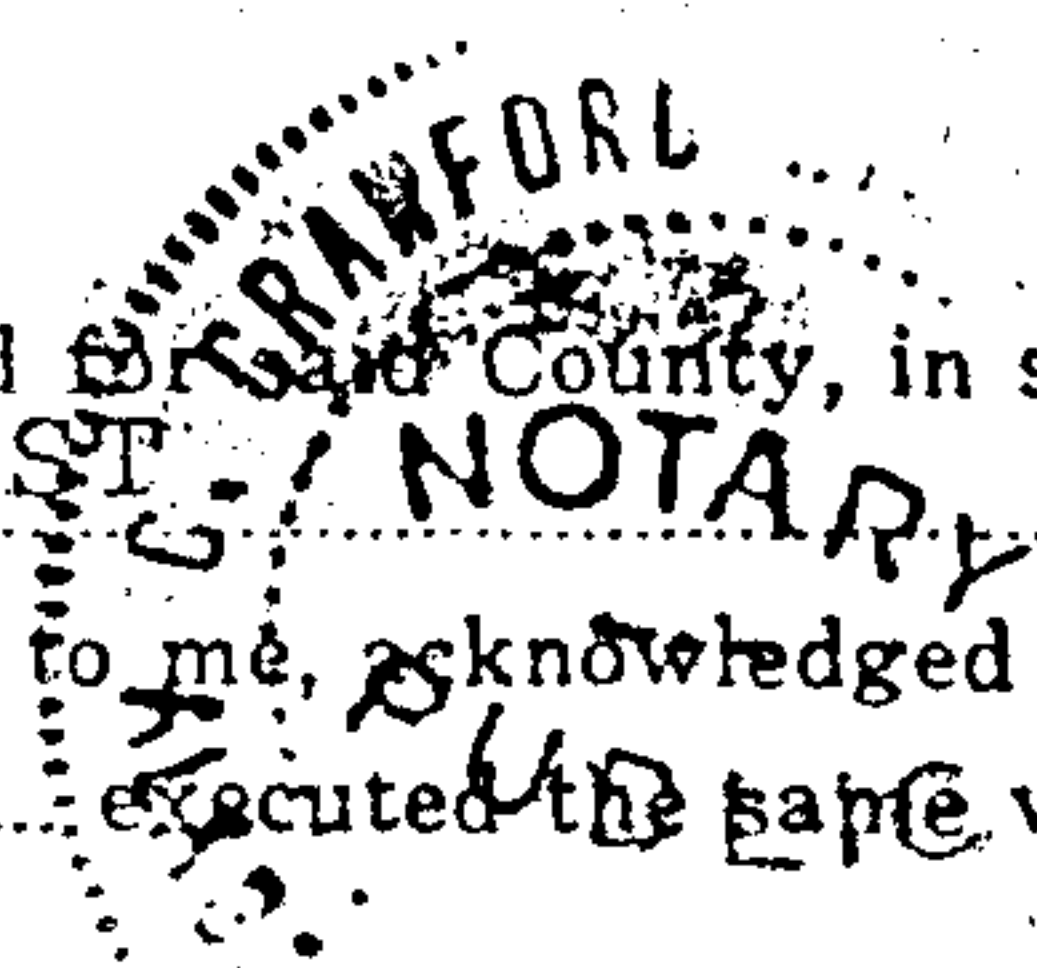
Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

John Lindquist (Seal)
JOHN LINDQUIST
Jane C. Lindquist (Seal)
JANE C. LINDQUIST (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }
Dec'd 22.50
Rec'd 1.50
Jud. 1.00
25.00

General Acknowledgment

I, the undersigned, a Notary Public in and for Jefferson County, in said State, hereby certify that JOHN LINDQUIST and his wife, JANE C. LINDQUIST whose name s 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 4th day of January, A. D. 19 79

Cecil P. Harrell
1505 Patomac Way

Thomas A. Snowden, Jr.
Notary Public.