This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys 953

(Address) Columbiana, Alabama 35051

19790423000049720 1/1 $.00
Shelby Cnty Judge of Probate, AL
04/23/1979 12:00:00AM FILED/CERT

Form 1-1-5 Rev. 1-66

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 THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~DOLLARS~~

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

William J. Mooney and wife, Jean W. Mooney

(herein referred to as grantors) do grant, bargain, sell and convey unto

Floyd F. Macon and wife, Betty N. Macon

(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:

One lot in the Town of Wilsonville, Alabama, containing 2½ acres, more or less, said lot begin in a triangular shape and being situated in the SW corner of the SE¼ of the SW¼ of Section 31, Township 20, Range 2 East, and being situated on the West side of the Old Montgomery Public Road, now known as the Columbiana and Harpersville paved highway, and being Alabama Highway No. 25; which said lot is more particularly described as follows: Beginning at a rock pile marking the SW corner of said SE¼ of the SW¼ of said Section 31, and run thence North along the West line of said forty acres, as marked by a fence a distance of 561 feet to a fence corner; run thence in an Easterly direction along a net wire fence a distance of 276 feet, more or less, to the West margin of said paved highway and to a point which is 552 feet Northeasterly from the point of beginning; run thence in a Southwesterly direction along the West right of way line of said Alabama Highway No. 25 a distance of 552 feet, more or less, to the point of beginning.

ALSO, Commence at the northwest corner of Section 6, Township 21 South, Range 2 East and run along said section line north 89 deg. 30' East 660 feet; thence south 00 deg. 37' West 660 feet; thence north 89 deg. 30' East 313.20 feet, more or less, to westerly right of way line of Alabama Highway No. 25; thence turn an angle to right of 32 deg. 57' and run southeasterly 66 feet across said right of way to the northmost corner of Basil Smith lot; thence continue in the same direction along the northeasterly line of Smith lot 216.14 feet to the eastmost corner of said Smith lot; thence turn an angle of 90 deg. to the left and run 125 feet to point of beginning of lot described herein; thence continue in the same direction 132 feet; thence turn an angle of 90 deg. to left and run northwesterly direction 218.16 feet to easterly right of way line of said Highway; thence along same in a southwesterly direction132 feet to northmost corner of Baker lot; thence run Southeasterly along northerly line of Baker lot 216.14 feet to point of beginning.

Subject to restriction "that the above lot will only be used as residential property and that no dwelling house costing less than $8,000.00 at the time constructed shall be permitted to be constructed on said lot. This shall be a protective covenant running with the land and any violation of the same may be enjoined in a court of competent jurisdiction."

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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 day of September, 1977.

WITNESS:

(Seal) William J. Mooney (Seal)

(Seal) Jean W. Mooney (Seal)

(Seal) (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 APR 23 PM 12: 15
JUDGE OF PROBATE

Deed 1.00
Rec. 1.50
Ind. 1.00
3.50

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Mooney and wife, Jean W. Mooney 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 2nd day of September A. D., 1977.

Notary Public.

MY COMMISSION EXPIRES JUNE 5, 1981

Floyd F. Macon
R. 1 Box 718
Cropwell Ala. 35054