Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

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This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19790613000073500 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/13/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100---------- DOLLARS

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

Bobby C. Frazier and wife, Gloria A. Frazier

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

Billy G. Riley and wife, Virginia P. Riley

(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:

Begin at the northwest corner of Section 13, Township 20 South, Range 4 West; thence run south along the west line of said Section 227.13 feet to the point of beginning; thence proceed along the previous course 425.88 feet; thence turn left 44 degrees 45 minutes southeasterly 302.95 feet to a point on the northerly R.O.W. of South Shades Crest Road; thence turn left along a chord of a curve to right 92 deg. 16 min. 183.91 feet northeasterly to the P.T. on said R.O.W.; thence turn right 00 degrees 53 minutes northeasterly along said R.O.W. 116.08 feet; thence turn left 88 degrees 37 minutes northwesterly 596.15 feet to the point of beginning, said property contains 3.09 acres more or less.

Said property is being conveyed subject to the following restrictions and conveyances:
(1) Said property shall be used as residential property only and not for any property of business or trade. (2) No dwelling house having less than 1,500 square feet of living area shall be constructed on this property. (3) No structure of temporary character such as trailers, tents, barns, or mobile homes or other out-buildings shall be used as a residence either temporarily or permantly. (4) The main body of any dwelling erected on said land shall not be located on said land nearer than 35 feet from the right-of-way of South Shades Crest Road.
It is expressly understood and agreed that the conveyance herein setforth shall attach to and run with the land described herein.

Subject to easements of record.
Mining and mineral rights excepted.

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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 13th day of June, 19 79.

WITNESS:

(Seal)

(Seal)

(Seal)

Bobby C. Frazier (Seal)
Bobby C. Frazier

(Seal)
Gloria A. Frazier

Gloria A. Frazier (Seal)

09 JUN 13 PM 3:07

Deed 10.00
Rec. 1.50
Ind. 1.00
12.50

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby C. Frazier and wife, Gloria A. Frazier 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 13th day of June A. D., 19 79

Judith Zeldt
Notary Public.

Form ALA-31

Billy G. Riley
181 - So. Shades Crest Rd.