

(Name) Wallace, Ellis, Head & Fowler, Attorneys



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Shelby Cnty Judge of Probate, AL
06/26/1980 00:00:00 FILED/CERTIFIED

(Address) Columbiana, Alabama 35051

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 TWENTY THOUSAND, NINE HUNDRED & NO/100 (\$20,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Horace E. Lawley, an unmarried man

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

James C. Stanley and wife, Sherry D. Stanley

(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 1, Block E, of Wilmont Subdivision, as recorded in Map Book 3, page 124, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama. Subject to utility easements and road rights of way of record.

SUBJECT TO THE FOLLOWING:

Restrictive covenants and conditions filed for record on February 9, 1954 in Map Book 3, page 124 in said Probate Office.

30 foot set back line as shown on map of said subdivision and as shown by 30 foot building line on survey of Johnye Horton.

Transmission line permit to Alabama Power Company dated 7-1-36 across NW 1/4 of NE 1/4, Sec. 9, Township 24, Range 12 East.

No dwelling house shall hereafter be erected on the demised premises which shall cost less than \$5,500. The demised premises shall be used exclusively for residential purposes and no business shall be conducted thereon even though incidental to such use.

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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, I have hereunto set my hand(s) and seal(s), this 26th day of June, 19 80

WITNESS: [Seal] Need tax - 21.00 Rec. 1.50 [Seal] [Seal] 23.50 (Horace E. Lawley) [Seal] JUN 26 AM 9:52 [Seal] [Seal]

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Horace E. Lawley whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 26th day of June, A. D., 19 80.

[Signature] Notary Public