

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

1170

WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixteen Thousand Dollars (\$16,000.00) to the undersigned Grantors in hand paid by the Grantees herein, receipt whereof is acknowledged, we, Montez Tissier and husband, James H. Tissier, and Jeanette Tissier, and husband, Henry P. Tissier (hereinafter referred to as Grantors) do grant, bargain, sell and convey unto Dan G. Laird and wife, Carole H. Laird, (hereinafter 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:

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Commence at SW corner of the SW 1/4 of Section 28, Township 20 South Range 4 West, thence north 382.94 feet along the said section line, then turn Right 58 deg 52 min for 519.29 ft, thence turn Right 90 01 min for 800 feet to the right of way of South Shades Crest Road then turn Left 90 deg 01 min for 30 ft across the egress easement for egress to this described tract, thence turn Left 90 deg for 150 feet to the Point of Beginning, continue 103 ft along the northeast line of egress esm't, then turn right 89 deg 24 min for 228.43 ft then turn Right 13 deg 15 min for 320.15 feet, thence turn Right 71 deg 57.5 min for 198.7 ft, then turn Right 113 deg 29.5 min for 149.91 feet, thence turn Right 8 deg 20.5 min for 137.48 ft, then turn Left 9 deg 13.5 min for 150 feet, then turn left 13 deg 37.633 min for 150.29 feet to the Point of Beginning. This tract is an undeveloped terraced pasture consisting of 1.84 acres.

Grantors further grant to Grantees an easement for ingress and egress over and across a 30-foot wide strip of property extending from South Shades Crest Road, said easement being more particularly described as follows:

Commence at the SW cor of the SW 1/4 of Section 28, Township 20 South, Range 4 West, thence north along the said section line for 382.94 feet, thence turn right 58 deg 52 min for 519.29 feet, then turn Right 90 deg 01 min for 547 feet to the Point of Beginning of a 30 ft wide egress easement lying east of the following line, continue along the last course for 253 feet to the right of way of South Shades Crest Road.

The property shall be subject to the following restrictions:

1. No more than two residences shall be allowed on said property.
2. No business of any sort shall be operated on said property, and the property shall be limited in its use as a residence.
3. No illegal or noxious activity shall be allowed on the property.
4. The driveway easement that Grantees have an easement for ingress and egress shall not be blocked at any time.

*Jurgin H. Kent*

5. No mobile homes or any other temporary structures shall be allowed on the premises (except that a mobile home shall be allowed on the property for a period not exceeding six months during the construction period of a permanent dwelling).

6. All easements, restrictions and rights-of-way of record.

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, 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 4<sup>th</sup> day of October, 1983.

*Montez Tisser*  
MONTEZ TISSIER

James H. Tissier  
JAMES H. TISSIER

Jeanette Tissier  
JEANETTE TISSIER

Henry P Tissier  
HENRY P. TISSIER

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Montez Tissier and husband, James H. Tissier, 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 20<sup>th</sup> day of  
October, 1983.

Burgin H. Kent  
Notary Public

My Commission Expires: 1/8/85

STATE OF Florida )  
 )  
Santa Rosa COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jeanette Tissier and husband, Henry P. Tissier, 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 18th day of October, 1983.

*John L. Brown*  
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 20 1984  
BONDED THRU GENERAL INS. UNDERWRITERS

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

1983 OCT 25 AM 8:34  
*See Mtg #38-204*  
*Robert A. Linder, Jr.*  
JUDGE OF PROBATE

Deed TAX	2.00
Rec	4.50
Ind	1.00
	<u>7.50</u>