

This instrument was prepared by

(Name) Edward Allen Fulton
112 Tall Timber Road
(Address) Alabaster, Alabama 35007(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of OTHER VALUABLE CONSIDERATION AND ONE & NO/100 (\$1.00) DOLLARS

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

Frances O. Fulton, a widow

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

Edward Allen Fulton and wife, Betty J. Fulton

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 15, Township 21 South, Range 3 West of the Huntsville principal meridian Shelby County, Alabama. More particularly described as:Begin at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section thence East along $\frac{1}{4}$ $\frac{1}{4}$ Section line 661.92 feet for point of beginning of property herein conveyed; thence continue East 330.96 feet to the center of 50-foot road; thence, South along center of said road 662.90 feet; thence, West along center of a 50-foot road running East and West 331.26 feet; thence, turning at an angle of 88 degrees and 29 minutes and run North 662.42 feet to point of beginning. Except the East 25 feet and South 25 feet from the above described property for roadway.

The above property is sold subject to the following restrictions:

1. No house shall be erected on any lot having less than 1,000 square feet of floor space and must be equipped with indoor toilet facilities. Under no condition will outdoor toilets be permitted on the property.
2. No structures of temporary character such as trailers, tents, barns or other out buildings shall be used as residence either temporarily or permanently.
3. No building shall be closer than 35 feet from the front of property line.
4. Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.
5. Except easement to the Alabama Power Company.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 4thday of April STATE OF ALA. SHELBY CO.

WITNESS:

I CERTIFY THIS
INSTRUMENT WAS FILED

1984 APR 11 PM 1:04 (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE (Seal)Frances O. Fulton (Seal)STATE OF ALABAMA
SHELBY } COUNTYI, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frances O. Fulton, a widow 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 she executed the same voluntarily on the day the same bears date.Given under my hand and official seal this 4th day of April A. D., 19 84Kathleen Henry Notary Public.
My Commission Expires 4-16-85