

594

Value 160,000.00

SEND TAX NOTICE TO:

(Name) Johnny W. Reese
Carol M. Reese
(Address) 5324 Meadowbrook Road
Birmingham, AL 35243

This instrument was prepared by

(Name) John N. Randolph Sirota, Permutt, et al.

(Address) 2222 Arlington Avenue South Birmingham, AL 35205

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA
Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty Five Thousand and No/100 (\$235,000.00) and the conveyance of certain real estate by the Grantees to the Grantor, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ingrid L. Smyer, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Johnny W. Reese and Carol M. Reese

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

Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED AND INCORPORATED HEREIN BY REFERENCE

BOOK 174 PAGE 515

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, I have hereunto set my hand(s) and seal(s), this 2nd day of March, 19 88.

WITNESS:

(Seal) Ingrid L. Smyer (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ingrid L. Smyer, an unmarried woman 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 2nd day of March, A.D., 19 88

EXHIBIT "A" TO THAT CERTAIN DEED DATED MARCH 2, 1988
BETWEEN INGRID L. SMYER, AN UNMARRIED WOMAN, SELLER
AND JOHNNY W. REESE AND CAROL M. REESE, PURCHASER

BOOK 174 PAGE 516

PARCEL I: A parcel of land situated in the Northwest Quarter of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Beginning at an existing iron pin found at the most southerly corner of Lot 3-A, as shown on the Survey of Mountain View Lake Company First Sector, as recorded in Map Book 3, on Page 135, in the Office of the Judge of Probate, Shelby County, Alabama, run thence in a northeasterly direction along the Northwest lot line of said Lot 3-A for a measured distance of 212.65 feet (212.85 feet recorded) to an existing iron pin found at the most northerly corner of said Lot 3-A; thence turn an angle to the left of 14°24'09" and run in a northeasterly direction for a distance of 252.49 feet; thence turn an angle to the left of 41°56'36" and run in a northwesterly direction for a distance of 601.11 feet to a point on the Southeast right of way line of Shelby County Highway #41; thence turn an angle to the left of 99°50'34" and run in a southwesterly direction along said Southeast right of way line of said Highway #41 for a distance of 1,023.18 feet; thence turn an angle to the left of 95°01'41" and departing said right of way line run in a southeasterly direction for a distance of 491.68 feet to an existing iron pin; thence turn an angle to the left of 8°40'40" and run in a southeasterly direction for a distance of 215.50 feet to an existing iron pin; thence turn an angle to the left of 20°23'20" and run in a southeasterly direction for a distance of 182.55 feet to an existing iron pin; thence turn an angle to the left of 32°26'30" and run in an easterly direction for a distance of 105.0 feet to an existing iron pin; thence turn an angle to the left of 34°47'00" and run in a northeasterly direction for a distance of 105.51 feet to an existing iron pin; thence turn an angle to the left of 8°35'00" and run in a northeasterly direction for a distance of 133.12 feet to an existing iron pin; thence turn an angle to the right of 73°24'30" and run in a southeasterly direction for a distance of 10.2 feet, more or less, to the point of beginning.

PARCEL II: A parcel of land situated in the Northwest Quarter of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From an existing iron pin found at the most southerly corner of Lot 3-A, as shown on the Survey of Mountain View Lake Company First Sector, as recorded in Map Book 3, on Page 135, in the Office of the Judge of Probate, Shelby County, Alabama, run thence in a northeasterly direction along the Northwest lot line of said Lot 3-A for a measured distance of 212.65 feet (212.85 feet recorded) to an existing iron pin found at the most northerly corner of said Lot 3-A; thence turn an angle to the left of 14°24'09" and run in a northeasterly direction for a distance of 252.49 feet; thence turn an angle to the left of 41°56'36" and run in a northwesterly direction for a distance of 317.62 feet to the point of beginning of the parcel herein described, from the point of beginning thus obtained, continue along the last described course for a distance of 283.49 feet to a point on the Southeast right of way line of Shelby County Highway #41; thence turn an angle to the right of 80°09'26" and run in a northeasterly direction along said Southeast right of way line of said Highway #41 for a distance of 1,162.23 feet to the beginning of a curve to the right, said curve being concave to the Southeast, having a radius of 2,824.79 feet, a central angle of 4°48'38" and a chord of 237.10 feet; run thence in a northeasterly direction along the arc of said curve in said right of way for a distance of 237.17 feet; thence from a projection of the chord of the last described curve, turn an angle to the right of 172°20'55" and departing said right of way line, run in a southwesterly direction for a distance of 42.62 feet; thence turn an angle to the left of 33°49'56" and run in a southwesterly direction for a distance of 96.49 feet; thence turn an angle to the left of 62°18'40" and run in a southeasterly direction for a distance of 74.89 feet; thence turn an angle to the right of 34°56'10" and run in a southeasterly direction for a distance of 207.50 feet; thence turn an angle to the right of 75°21'45" and run in a southwesterly direction for a distance of 94.22 feet; thence turn an angle to the left of 34°00'50" and run in a southwesterly direction for a distance of 111.62 feet; thence turn an angle to the right of 36°32'25" and run in a southwesterly direction for a distance of 77.51 feet; thence turn an angle to the left of 10°37'20" and run in a southwesterly direction for a distance of 158.59 feet; thence

turn an angle to the left of 62°51'55" and run in a southerly direction for a distance 80.46 feet; thence turn an angle to the right of 72°23'40" and run in a southwesterly direction for a distance of 808.87 feet, to the point of beginning.

As a part of the consideration for this sale, Grantor does hereby impose, and the grantees hereby agree to be bound by the terms and conditions of the following restrictions, covenants, conditions and limitations upon the above described real estate, which shall run with and constitute a servitude upon the same, and which shall inure to the benefit of the undersigned, her heirs, administrators, executors and assigns, and to the benefit of the owners of all properties immediately adjoining said real estate, their successors and assigns, and which shall be binding upon the grantees, their heirs, administrators, executors, successors and assigns, to-wit:

1. Parcel I and Parcel II shall each be used for single family residential purposes only.

2. Neither Parcel I nor Parcel II shall be subdivided into smaller parcels without the express written consent of the Grantor, her successors or assigns, and of the owners of all properties immediately adjoining the above described real estate.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easement for driveway and parking, if any, as granted in Deed 319, Page 432.
3. Right of Way to Shelby County, Alabama, in Deed Volume 196, Page 264.
4. Easements and rights as reserved in Deed Book 285, Page 722.
5. Oil, gas and mineral lease as recorded in Deed Book 336, page 432.
6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 231, Page 269; Volume 240, Page 444; Deed Book 315, Page 811; Deed Book 331, Page 840; Deed Book 148, Page 18, Volume 176, Page 381; Volume 182, Page 326; and Volume 194, Page 330.
7. Easement for ingress and egress as recorded in Deed Book 323, Page 574.

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

88 MAR -8 PM 1:09

James H. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 460.00
2. Mfg. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 468.50

BOOK 174 PAGE 517