

SEND TAX NOTICE TO:  
(Name) BONNIE MALLARD  
(Address) 241 12th St. S.W.  
ALABASTER, AL. 35007

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Two thousand



20050201000048770 Pg 1/2 18.00  
Shelby Cnty Judge of Probate, AL  
02/01/2005 11:49:00 FILED/CERTIFIED

That in consideration of

DOLLARS

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

William Mallard and ANNIECE A. MALLARD

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

BONNIE MALLARD AND LAURA MALLARD

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

Shelby

County, Alabama to-wit:

BEGIN AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 5  
TOWNSHIP 21, RANGE 3 WEST, AND THEN RUN NORTH ALONG THE EAST LINE  
OF SAID 1/4 - 1/4 SECTION 636.46 FEET, THENCE S&DEG. OVER

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 HEREOF, WE have hereunto set OUR hand(s) and seal(s), this 1st  
day of February 2005.

WITNESS:

William Mallard (Seal)

(Seal)

(Seal)

William Mallard (Seal)

Anniece A. Mallard (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, B. Susan Huff

hereby certify that William Mallard & Anniece A. Mallard, a Notary Public in and for said County, in said State,

whose name 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 1st day of February A.D., 20 05

B. Susan Huff

Notary Public.

B. SUSAN HUFF  
NOTARY PUBLIC STATE AT LARGE  
COMMISSION EXPIRES  
MARCH 25, 2008

31 min. left and in a westerly direction 200 feet to a point, the same being the northeast corner of the Thomas Milton and Louise D. Allen lot; then turn an angle to the left and run south and parallel with the east line of  $1/4 - 1/4$  section 636.17 feet to the south line of said  $1/4 - 1/4$  section, thence east along the south line of said  $1/4 - 1/4$  section 200 feet to the point of beginning, being situated in the S.E.  $1/4$  of the S.W.  $1/4$  of section 15, Township 21, Range 3 West.

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Subject to the following restrictions

- (A) NO house shall be erected on any lot having less than 1000 square feet of floor space and must be equipped with indoor toilet facilities. Under no condition will outspace and must be equipped with indoor toilet facilities. Under no condition will outdoor toilets be permitted on the property.
- (B) NO structures of temporary character, such as, TRAILERS, TENTS, BARNs OR other outbuildings shall be used as residence, either temporarily or permanently.
- (C) NO building shall be closer than 35 ft. from the front of the property line.
- (D) Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.