## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

## SEND TAX NOTICE TO:

(NAME) Mr. and Mrs. Floy Spencer, III (Address) 325 Cherry Hill Road Alabaster, AL 35007

This instrument was prepared by

(Name) Andrew L. Eddings and Marilyn A. Eddings

(Address)

477 Cherry Hill Road Alabaster, AL 35007

20070411000167190 1/1 \$14.00 Shelby Cnty Judge of Probate, AL 04/11/2007 12:13:53PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENT,

Shelby County

That in consideration of Three Thousand Dollars (\$3,000,00)To the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Andrew L. Eddings and wife Marilyn A. Eddings

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

Shelby County, AL 04/11/2007 State of Alabama

Deed Tax: \$3.00

Floy Spencer, III and wife Susan M. Spencer

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

Shelby

County, Alabama to-wit:

Legal description of 1/3 acres at Maylene, Alabama:

Begin at the NE comer of the NE ¼ of the NE ¼ of the NE ¼ of Section 28 Township 21 South Range 3 West Shelby County, Alabama and run south along the east line approximately 185 feet then turn an angle of 90 degrees west parallel to the north line for a distance of 150 feet then turn at an angle to the right approximately 51 degrees to the point of beginning.

Being 1/3 acres more or less in the N1/2 of the NE ¼ of NE1/4 of said Section 28, Shelby County, Alabama. Included herewith is a 40 foot right of way from the NE corner of said 1/3 acres, more or less, to Shelby County Highway 80 along Cherry Hill Road; also reserving and including a 50 foot right of way along all right of ways mentioned here in.

Said 1/3 acres, more or less, herein above described is hereby conveyed subject to the following restrictions which are covenants running with the land, namely: No mobile homes shall be stationed or placed on said land. No livestock shall be kept or maintained thereon. This land shall not be subdivided into lots of less than 1/4 acres each and only one house shall be built on any one lot. No building shall be used on any of said land or lots except for residential purposes and each house shall contain no less than 1400 square feet of heated area and each house shall be built no less than 25 feet from the side of any lot of property lines and each house built must be no less than 35 feet back from the street or road lines.

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) I 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 ( (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,have	hereunto set <u>my</u> hand(s) and seal(s), this
Day of 4/8, 2007.	
WITNESS: \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	androus (Seal)
Husten Caron	Manhy a. Edding (Seal)
STATE OF ALABAMA	
Shelby County	
	lic in and for said County, in said State, hereby certify that
Andrew L. Eddings and Marilyn A. Eddings whose r	names are signed to the foregoing conveyance, and who are
know to me, acknowledged before me on this day, the executed the same voluntarily on the day the same	that, being informed of the contents of the conveyance have bears date.
Given under my hand and official seal this	8+4 day of April A.D., 2007
	Robert Druse
	Notary Flublic My CommiExp 8/23/10