

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
STONINGHAM COUNTY
ST. CLAIR

Vol 149 p 792

This Indenture, made this 24th day of April, 1984, between

[Redacted] as grantor(s)
and [Redacted] as grantees:

WITNESSETH

That the grantor(s), in consideration of the sum of [Redacted]
[Redacted]
[Redacted]

[Redacted] acknowledged, do hereby grant, bargain, sell and convey unto the
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 to-wit:

Lot 9 of Shanks Estates as the same appears of record in the
office of the Judge of Probate, Ashville, St. Clair County,
Alabama, as recorded in Map Book 1, page 25 (sub division).
RESTRICTIONS: The land included in said subdivision except as hereinafter
provided shall be used for residential or non-commercial purposes only. The
area designated on the Plat as "Reserved for commercial or residential uses
and purposes", being lots 24 and 25, may be devoted in whole or in part to
use as a business and buildings may be erected thereon and activities carried
on therein of a business, commercial and professional nature, excluding,
however, any industrial uses. No trailer, tent, shack, garage, barn or
other out buildings erected in the tract shall at any time be used as a
residence temporarily or permanently, or shall any structure of a temporary
character be used as a residence. There shall not be erected, permitted,
maintained or operated any privy, cesspool, vault or any form of privy
except such sewerage system as may be approved by the St. Clair County
Health Department. No single family residence costing less than \$14,000.00
shall be permitted on any lot in the tract; no residence shall be or have
less than 1,200 square feet of floor space, exclusive of porches and
garages.

THE DEBT HEREBY SECURED IS PAID IN FULL AND
THE LIEN OF THIS INSTRUMENT IS LIFTED. THIS
6th DAY OF April 1980

WITNESSED BY

Wallace Wilson Jr.
JUDGE OF PROBATE

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, and to the heirs and assigns of such survivor forever, together with every contingent remainder
and right of reversion.

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:

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, the grantor(s) has (have) hereunto set his (their) hand (hands) on the day and date first above
written.

Jimmie Boyd Wilkerson (I.S.)
[Redacted] (I.S.)

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