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Shelby Cnty Judge of Probate, AL
05/24/1971 12:00:00 AM FILED/CERT

1,500⁰⁰

This instrument was prepared by
(Name) Frank W. Donaldson
(Address) Helena, Alabama

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) dollars and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, F. F. Mullins and wife, Ethel Mullins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Vernall George Ryder, Jr. and wife, Wanda Anita Ryder

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

That part of Lot 7, Block 1, Mullins Eastside Addition to Helena, recorded in Map Book 4, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama, specifically described as follows:

Commence at the SE corner of said Lot 7 on the north line of Elm Street, thence run in a westerly direction along the north line of Elm Street a distance of 122 feet to a point; thence turn an angle to the right of 87 degrees and run in a northerly direction a distance of 141.2 feet to a point on the NE-SW line of said Lot 7; thence turn an angle to the right of 59 degrees 38 minutes and run northeasterly along the said NE-SW line of said Lot 7 a distance of 144 feet to the northeast corner of said Lot 7; thence turn an angle to the right of 108 degrees 47 minutes and run southerly a distance of 224 feet to the point of beginning of the said part of Lot 7 herein conveyed.

F. F. Mullins, grantor herein, and Fred F. Mullens, Sr. is one and the same person. 1971 taxes excepted. *R/W TOWN & HELENA WATER BOARD EXCEPTED.*
R/W TOWN HELENA GAS BOARD EXCEPTED.

This conveyance is made with the following restrictions which shall be construed as a covenant that shall attach and run with the land, and shall be binding on the grantees and on their successors and assigns for a period of twenty-five years from the date of the recordation of this deed, and which thereafter shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the homeowners residing on residential lots in above described subdivision it is agreed that the restriction shall be changed: Said property shall be used for residential purposes only. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building, shall be used on any lot or part thereof at any time as a residence, either temporarily or permanently.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 20 day of MAY, 1971.

(Seal)
(Seal)
(Seal)

F. F. Mullins
F. F. Mullins
Ethel Mullins
Ethel Mullins
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that F.F. Mullins and wife, Ethel Mullins 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 20 day of MAY, A. D., 1971.

Frank W. Donaldson

Deed Book 267 Page 874