

This instrument was prepared by

(Name).....

(Address).....

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

7010

That in consideration of..... One dollar 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,

Lynder G. Henry and wife, Dorothy Underwood Henry

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Martin & Sons, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot #6, in Block 2, Sector Three, of Fall Acres Subdivision. Situated in and being a part of the SE¹/₄ of the NE¹/₄ of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama. This is recorded in Map Book 5, Page 79 in the Probate Office of Shelby County, Alabama.

Subject to Restrictions as follows:

"All lots are for residential purposes only, and dwellings shall have a minimum of 1,600 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence either temporarily or permanently", and this covenant shall attach to and run with the land.

BOOK 294 PAGE 47

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Shelby Cnty Judge of Probate, AL
08/18/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

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STATE OF ALA SHELBY CO

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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 10th day of June, 1975.

.....(Seal)

.....(Seal)

.....(Seal)

Lynder G. Henry (Seal)

Dorothy Underwood Henry (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Nina P. Thornburg, a Notary Public in and for said County, in said State, hereby certify that Lynder G. Henry and wife, Dorothy Underwood Henry whose names 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 10th day of June

Nina P. Thornburg

Notary Public

