

1665

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
HEN - SONS, LTD.

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

Donald M. Harris and Gladys Kathleen Harris

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

Shelby County, Alabama to-wit:

Lot 7, Whispering Pines Subdivision, Vincent, Alabama, as recorded in Map Book
11, Page 66, in the Probate Office of Shelby County, Alabama.

GRANTEE'S ADDRESS:

Subject to Restrictive Covenants attached hereto as Exhibit "A".

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 17th
day of October, 19 87.

HEN - SONS, LTD.

WITNESS:

_____ (Seal)

by Roland H. Henson (Seal)
Roland H. Henson,
General Partner (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.

BOOK 156 PAGE 706

State of Alabama
Shelby County

I, the undersigned authority, a Notary public in and for said County, in said State, hereby certify that Roland H. Henson, whose name as General Partner of HEN-SONS, LTD., (A Limited Partnership), is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of such conveyance, he, as such General Partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 17th day of October, 1987.

Edward D. Mooney
Notary Public

NOTARY PUBLIC

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

BOOK 156 PAGE 707

EXHIBIT "A"

RESTRICTIONS FOR WHISPERING PINES SUBDIVISION

1. The subdivision shall be used for residential purposes only. Any residential dwelling constructed thereon shall not contain less than 2,000 square feet of heated floor space.

2. In addition, there shall be constructed in the Whispering Pines Subdivision only one (1) single-family residential dwelling per lot and no portion of a lot described shall be subdivided.

3. No double-wide or single mobile home unit erections will be allowed in the Whispering Pines Subdivision.

4. A committee consisting of property owners will be formed to see that the regulations are complied with.

It is understood and agreed that said conditions, limitations and restrictions shall attach to and run with the land for a period of 25 years from date hereof, at which time said restrictions and limitations shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots, it is agreed in writing to change said restrictions and limitations in whole or in part. If the parties hereto, or any of them or their heirs, or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing or to recover damages or other dues from such violations.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

STATE OF ALA. SHELBY CO.
1. DEED
INSTRUMENT NO. 11-50

1997 OCT 23 PM 2:33

Thomas A. Shumaker Jr.
JUDGE OF PROBATE

1. Deed Tax	11.50
2. Mig. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	20.00