

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other good and 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,

Calvin T. McCune and Wife, Rita D. McCune

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

Rita D. McCune

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

Lot 3 in Block 1, of First Addition to Fall Acres Subdivision,
in Map Book 4, page 77 in the Probate Office of Shelby County,
Alabama, situated in and being a part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of
Section 2, Township 21 South, Range 3 West, Shelby County,
Alabama.

Subject to Restrictions as follows: "All lots are for residential
purposes only, and dwellings shall have a minimum of 1,000
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.

Inst # 1996-16369

05/20/1996-16369
03:29 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NCB 9.00

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 said grantee, his, her or 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 stated
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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th
day of May, 1996

(SEAL)

Calvin T. McCune

(SEAL)

(SEAL)

Rita D. McCune

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned
in said State, hereby certify that Calvin T. McCune and Rita D. McCune

Whose name(s) 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 May, A.D. 1996

CONWILL & JUSTICE, P.C.

Notary Public

March 14, 1999

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