

WARRANTY DEED

\$ .55 Federal Stamps cancelled on this Deed  
VALUE \$500.00

# 1095

THE STATE OF ALABAMA )  
                                  )  
                                  )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of five and no/100 dollars and other good and valuable considerations to the undersigned grantor Carrie M. Kimbrough in hand paid by J. J. Hinds, Jr. and John M. Thompson the receipt whereof is acknowledged I the said Carrie M. Kimbrough, an unmarried woman do grant, bargain, sell and convey unto the said J. J. Hinds, J. and John M. Thompson the following described real estate, to-wit:

A lot of land in the Town of Happersville, Alabama, being a part of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Sec. 28, Township 19, Range 2 East, described as follows: Beginning at the intersection of the North right of way line of the Florida Short Route Highway with the East right of way line of the Columbiana-Vincent Highway and run Northeast along the East right of way line of the Columbiana-Vincent Highway 180 feet to the North corner of the triangular lot conveyed to Shelby County by deed recorded in Deed Book 93, page 129 and known as the roadview lot, thence run South 30° 30' East along the East line of said roadview lot 133 feet to the point of beginning of the lot hereby conveyed, thence NE and parallel with said Columbiana and Vincent Highway 90 ft., thence SE and parallel with the East line of said roadview lot 75 ft., thence SW and parallel with said Columbiana-Vincent Highway 90 ft., to said roadview lot, thence NW along the East line of said roadview lot 75 feet to the point of beginning. Situate in Shelby County, Alabama

It is agreed and understood as part of the consideration of this conveyance that no building is to be built on said lot measuring less than 40 x 60 feet nor to be constructed with walls of wood or metal siding. It is further agreed and understood by both the grantor and grantees that no building on this lot or any other lot facing on the East side of the said roadview lot shall be nearer than 10 ft. nor further than 10 ft. from the East side of said roadview-lot than is the building line is to be 10 ft. from the property line.

TO HAVE AND TO HOLD, To the said J. J. Hinds, Jr. and John M. Thompson, their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said J. J. Hinds, Jr. and John M. Thompson, their heirs and assigns, that I am, lawfully seized in fee simple of said premises; that they are free from all incumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said J. J. Hinds, Jr. and John M. Thompson, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this \_\_\_\_ day of January, 1946.

WITNESSES:

CARRIE D. KIMBROUGH (SEAL)

D. G. KIMBROUGH

J. H. KIMBROUGH

THE STATE OF ALABAMA )  
SHELBY COUNTY ) I, LULA G. KIMBROUGH, A Notary Public, in and for said County, in said

State, hereby certify that Carrie D. Kimbrough, an unmarried woman whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of January, A. D. 1946.

LULA G. KIMBROUGH

Filed in Office of Judge of Probate Jan. 24, 1946 at 8 O'clock A. m. and recorded in Deed Record Book 123, pages 358 and 359 on Jan. 30, 1946.

L. C. WALKER,

JUDGE OF PROBATE.

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 50 Privilege Tax  
has been paid on the within  
instrument as required by  
law.  
L. C. WALKER