\$2.20 Federal Stamps have been cancelled on this deed

#3393

THE STATE OF ALABAMA)
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO THOUSAND & NO/100 DOLLARS to the undersigned grantors Cooper Shaw and wife, Jeannette Shaw, in hand paid by Ennis B. Lucas and C.O.Lucas the receipt whereof is acknowledged we the said Cooper Shaw and wife, Jeannette Shaw, do grant, bergain, sell and convey unto the said Ennis B. Lucas and C.O.Lucas, the following described real estate, to-wit:

Commencing at the center point of Section 3,, Township 24, Renge 12 East, and run thence with the land line North 1 degree and 35 minutes West 838.6 feet to a point 30 feet South of the center line of the Calera and Centerville paved Highway; run thence North 85 degrees and 50 minutes West 322 feet along with and parallel to said Highway; run thence South 4 degrees and 11 minutes East 120 feet; run thence South 85 degrees and 49 minutes West 245 feet to the point of beginning of the lot herein conveyed; Run thence South 85 degrees and 49 minutes West 172 feet to the East line of the A.W. Farper lot; run thence North 17 degrees and 58 minutes West along the East line of the said A.W. Harper lot a distance of 143 feet to the South right of way line of said Calera and Centerville paved Highway; run thence Easterly along said right of way line of said Highway 207 feet; run thence South 4 degrees and 11 minutes East a distance of 149 feet to the point of beginning.

No building shall be erected nearer than 25 feet to either the East side, or North side of said lot; nor shall a commercial garage or business house be erected nearer than 100 feet to the East side of said lot. These

restrictions shall be a covenant running with said land and shall bind the grantees, their successors, heirs, and assigns, and should there be a breach thereof, the same may be enjoined in any Court of competent jurisdiction, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Ennis B. Lucas and C.O. Lucas, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Ennis B.

Lucas and C.O.Lucas, their heirs and assigns, that we are elawfully seized in fee simple of said pemises; that they are free from all incumbraces; that we we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall, warrant and defend the same to the said Ennis B. Lucas and C.O.Lucas, their heir and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this day of September, 1945.

WITNESSES:

Cooper Shaw Jeannette Shaw

(Seal.)

THE STATE OF ALABAMA)

SHEDBY COUNTY

I, Wm. D. McConaughy, a Notary Fublic, in and for said County, in said

State, hereby certify that Cooper Shaw and wife, Jeannette Shaw, 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 this conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand this 25 day of September, A.D. 1945.

NOTARIAL SEAL

Wm. D. McConaughy
Notary Public, Shelby County, Alabama.

THE STATE OF ALABAMA)

SHELBY COUNTY

I, Wm. D. McConaughy, a Notary Public, in and for said County, in said

State, hereby certify that on the day of September, 1945, came before me the within named Jeannette Shaw, known to me to be the wife of the within named Cooper Shaw who, being exemined separate and apart from the husband touching her signature to the within deed acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

IN WITNESS WHEREOF, I hereunto set my hand this 25th day of September, A.D. 1945.

NOTARIAL SEAL

Wm. D. McConaughy
Notary Public, Shelby County, Alabama.

Filed in office of the Judge of Probate June 19, 1947 at 11 a.m. and duly recorded in Deed Record 129, page 534

on June 19, 1947.

STATE OF ALABAMA BHELDY COUNTY

Landress of required by learn.

. G. WALKER.

L. C. Walker

Judge of Probate