Value 143.00 $.55 Federal Stamps #2189

19728 ROBERTS & SON, BIRMINGHAM

Russell R. Hetz and wife, Martha Jane Hetz.

TO

C.B. Pearson

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of ONE HUNDRED FORTY * & NO/100 DOLLARS to the undersigned grantors Russell R. Hetz and wife, Martha Jane Hetz. in hand paid by C. B. Pearson, the receipt whereof is acknowledged we the said Russell R. Hetz and wife, Martha Jane Hetz. do grant, bargain, sell and convey unto the said C.B. Pearson the following described real estate, to-wit: All of Block 19, according to the Map and Survey by Russell R. Hetz of the Town of Calera, Alabama.

Subject to Restrictions "C" as shown by Exhibit "K" hereto.

EXHIBIT "K". RESTRICTIONS "A".

1. Only one residence shall be built on each lot. 2. The building shall be 50 feet from front line of lot. 3. The residnace shall squarely face the street and shall have a clearance of not less than 5 feet from the side boundaries of the lot. In cases where one residence occupies more than one lot by straddling the boundary line this restrictions will apply to the outside lines of said lots only. 4. All detached buildings shall have the same outside finish, and the same style of roof as the residence. 5. No outside storage of wrecked or abandoned cars, machinery, or materials is permitted. 6. No solid of spite fences are permitted. 7. Lots are for residential purposes only, no business places permitted. 8. No billboards or display of outside advertising permitted. 9. Subject to any public easement for public highway.

RESTRICTIONS "B"

Same as "A" excepting ITEM no. 1, building line shall be 20 feet.

RESTRICTIONS "C" Same As "A" excepting Item No 1, building line shall be at option of owner of such lots that are affected by present telephone or power lines.

situated in Shelby County, Alabama.

**To Have and to Hold,** To the said C. B. Pearson, his heirs and assigns forever. Paul O. Luck, A Notay Public

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said C.B. Pearson, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that 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 C. B. Pearson, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s, this 19th day of March, 19 49.

Witnesses:

Russell R. Hetz (Seal)
Martha Jane Hetz. (Seal)
(Seal)
(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY

I, Paul O. Luck a Notay Public in and for said County, in said State, hereby certify that Russell R. Hetz and wife, Martha Jane Hetz. 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 this conveyance executed the same voluntarily on the day the same bears date.

Given under my hand, this 19th day of March A. D., 19 49

Paul O. Luck, Notary Public, Shelby County, Ala.

THE STATE OF ALABAMA, SHELBY COUNTY

I, ..... a ..... in and for said County, in said State, hereby certify that ....., a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being duly sworn, stated that ....., the Grantor ..... voluntarily executed the same in ..... presence, and in the presence of the other subscribing witness, on the day the same bears date; that ..... attested the same in the presence of the Grantor ....., and of the other witness, and that such other witness subscribed ..... name as a witness in ..... presence.

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,
JUDGE OF PROBATE

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

THE STATE OF ALABAMA, SHELBY COUNTY

I, Paul O. Luck, a Notary Public in and for said County, in said State, do hereby certify that on the 19th day of March, 19 49., came before me the within named Martha Jane Hetz known to me (or made known to me), to be the wife of the within named Russell R. Hetz who, being examined 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 19th day of March, A. D., 19 49

Paul O. Luck, Notary Public, Shelby County, Alabama.

THE STATE OF ALABAMA, SHELBY COUNTY

I, L. C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 21st day of March, 19 49, and was recorded in Volume 137, Record of Deeds, Page 158 on the 22 day of March 19 49

Recording Fee, $ 1.50 L.C. Walker, Judge of Probate