Statutory Warranty Deed #2437

Value $118.75 #25

19723 ROBERTS & SON, BIRMINGHAM

$.55 Federal Stamps Cancelled on this deed.

Rusdell R. Hetz and wife, Martha Jane Hetz

TO

Z.S. Cowart, Sr.

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of ONE HUNDRED EIGHTEEN & 75/100 ($118.75) DOLLARS

to the undersigned grantors Russell R. Hetz and wife, Martha Jane Hetz,

in hand paid by Z.S. Cowart, Sr.

the receipt whereof is acknowledged we the said Russell R. Hetz and wife, Maryha Jane Hetz

do grant, bargain, sell and convey unto the said Z.S. Cowart, Sr.,

the following described real estate, to-wit: All of Block "T" according to the Survey and Map by Russell R. Hetz of the Town of Calera, Alabama, subject to the telephone line permit, Subject to Restrictions "C" as shown by Exhibit "K"

EXHIBIT "K" RESTRICTIONS "A"

1. Only one residence shall be built on each lot. 2. The building shall be 50 feet from the front line of the lot. 3. The residence shall squarely facr 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 restriction wil 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. On outside storage of wrecked or abandoned cars, machinery, or materials is permitted 6. No solid or spite finces are permitted. 7. Lots are for residentail 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 Z. S. Cowart, Sr., his

heirs and assigns forever.

And do, for and for heirs, executors and administrators, covenant with the said heirs and assigns, that lawfully seized in fee simple of said premises; that they are free from all encumbrances; that have a good right to sell and convey the same as aforesaid; that will, and heirs, executors and administrators, shall warrant and defend the same to the said heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 19th day of March, 1949.

Witnesses:

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

THE STATE OF ALABAMA, SHELBY COUNTY

I, Paul O. Luck

a Notary Public in and for said County, in said State, hereby certify that Russell R. Hetz and wife, Martha Jane Hetz

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 19th day of March, A. D., 1949.

Paul O. Luck, Notary Public, Shelby Counthy 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.

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

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
.50 Privilege Tax
has been paid on the with-
in instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

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, 1949, 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., 1949.

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 7th day of April, 1949, and was recorded in Volume 137, Record of Deeds, Page 221 on the 14th day of April, 1949.

Recording Fee, $ 1.50

L.C. Walker, Judge of Probate