#2434 #100

Value 50.00 No Federal Stamps Cancelled on this deed

19728 ROBERTS & SON, BIRMINGHAM

Russell R. Hetz and wife, Martha Jane Hetz

TO

Z.S. Cowart, Jr.,

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Fifty & No/100 DOLLARS to the undersigned grantors Russell R. Hetz and wife, Martha Jane Hetz in hand paid by Z.S. Cowart, Jr., 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 Z.S. Cowart, Jr., the following described real estate, to-wit: The Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 7, Township 22, Range 2 West, containing 10 acres, more or less.

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 residence 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 restriction will apply to the outside side 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 wricked or abandoned cars, machinery or materials is permitted. 6. No solid or spite fences are permiteed. 7. Lots are for residentail purposes only, no business places permitted. 8. No billboards or display of outside advertisihg 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 situated in Shelby County, Alabama. affected by present telephone or power lines.

To Have and to Hold, To the said Z.S. Cowart, Jr., his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Z.S. Cowart, Jr., 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 Z.S. Cowart, Jr., his 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 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.

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

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
50 Mortgage Tax
has been paid on the within
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, Ala.

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 224 on the 14th day of April, 1949.

Recording Fee, $ 1.50

L.C. Walker, Judge of Probate