

2436

WARRANTY DEED

The State Of Alabama  
SHELBY County

BOOK 159 PAGE 475

Know All Men by These Presents, That in consideration of .....  
One hundred and no-100 ----- DOLLARS  
to the undersigned grantor S George Howard, Sr., and wife Gertrude Howard  
in hand paid by Rev James A. Snoddy and wife Audrey E. Snoddy

the receipt whereof is acknowledged ..... we ..... the said George Howard, Sr., and wife  
Gertrude Howard

do grant, bargain, sell and convey unto the said Rev James A. Snoddy and wife Audrey E.  
Snoddy

the following described real estate situated in Shelby County, Ala., to-wit:  
Lots Nos. 5 & 6, in Block 25, according to the Survey and Map  
by Russell R. Hetz of the Town of Calera, Alabama, subject to highway,  
telephone, and power lines easements.

To Have and to Hold, To the said Rev James A. Snoddy and wife Audrey E. Snoddy, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Rev James A. Snoddy and wife Audrey E. Snoddy, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Rev James A. Snoddy and wife Audrey E. Snoddy, their

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

20<sup>th</sup> day of October, 1952

WITNESSES:

James G. Thirkle

X Gertrude Howard (Seal.)

George Howard, Jr (Seal.)

(Seal.)

(Seal.)

#### EXHIBIT

"K".

#### RESTRICTION "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 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 or 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.

#### RESTRICTION "B"

SAME AS "A" excepting ITEM No. 1, building line shall be 20 feet.

#### RESTRICTION "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.

The State Of Alabama }  
Shelby County }

I, ..... Warren G. Findley .....

a Notary Public, State of Ala. at Large. .... in and for said County, in said State, hereby certify that George Howard, Sr., and wife Gertrude Howard ..... 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, ..... they..... executed the same voluntarily on the day the same bears date.

Given under my hand this 20th day of October, A. D. 1952.

*Warren G. Findley*  
Notary Public, State of Ala at large.

The State Of Alabama }  
County }

I, .....

a ..... in and for said County, in said State, hereby certify that ..... subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being 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 this the ..... day of ..... A. D. 19.....

The State Of Alabama }  
County }

I, .....

a ..... in and for said County, in said State, hereby certify that on the ..... day of ..... 19....., came before me the within named ..... known to me (or made known to me) to be the wife of the within named ..... who, being examined separate and apart from the husband touching her signature to the within ..... 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 ..... day of ..... A. D. 19.....

Filed in the office of the Probate Judge on the 17 day of Apr 1953 at 8 o'clock P.M.  
and recorded in Deed Book P 159 Page 477 this 23 day of Apr 1953.  
Deed Tax - \$5 Mortgage Tax ..... has been paid.

L.C. Walker, Judge of Probate