

2136

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 and seal, this 20th day of October, 1952

WITNESSES:

James G. Thibault

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. A. R. 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

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