

The State of Alabama

BOOK

179

PAGE

274

SHELBY

County

Know All Men by These Presents, That in consideration of

THIRTY & NO/100

DOLLARS

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

in hand paid by C. D. Cowart

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. D. Cowart

the following described real estate, to-wit:

Lot No. 1 in Block "F", according to the
Survey and Map by Russell R. Hetz of the Town of Calera, Alabama,Subject to Restrictions "A" as shown in Exhibit
"K".

situated in Shelby County, Alabama.

To Have and to Hold, To the said C.D.Cowart, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said C.D.Cowart, his

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 C.D.Cowart, 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, 1949.

WITNESSES:

Russell P. Helz (Seal.)
 Martha Jane Helz (Seal.)
 (Seal.)
 (Seal.)

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 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 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.

174 278
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, Alabama.

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

SHELBY County

I, Paul O. Luck

a Notary Public, in and for said County, in said State, 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.

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within

was filed for record the 16 day of April 1956 at 8 o'clock

and recorded in Record 174 Page 256 and the Mortgage Tax of

Deed Tax of \$5 has been paid.

Judge of Probate