

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK 186 PAGE 385

That in consideration of ONE DOLLAR & OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

to the undersigned grantor Ethel L. Rogers, a widow

in hand paid by Lester Stephens, Jr. and wife, Carolyn Stephens

the receipt whereof is acknowledged I the said Ethel L. Rogers

do grant, bargain, sell and convey unto the said Lester Stephens, Jr. and Carolyn Stephens

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

Gardens

Lots 22 in Block 3, according to the map of Wilmont Subdivision, as recorded in the Probate Office of Shelby County, Alabama.

This deed is given subject to the following protective covenants which shall run with the land:

(All lots are for residential purposes only, and dwellings are restricted to a minimum cost of \$5500.00 containing at least 700 square feet in the main body of the house.

All lots have a 30 foot building line from the street and a 7 foot side line clearance.

An easement of 3 feet on each side of all lot lines for public utilities shall be reserved, and no buildings to be located thereon. No structures of a temporary nature such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence, either temporarily or permanently.

TO HAVE AND TO HOLD Unto the said Lester Stephens and Carolyn Stephens

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except protective covenants;

that I have a good right to sell and convey the same as aforesaid; that I will, and heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this day of April, 1957.

WITNESSES:

Ethel L. Rogers (Seal.)

(Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, Sales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Ethel L. Rogers, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 1957.

Sales W. Wallace, Jr. As Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record, the day of April, 1957 at 8 o'clock, and recorded in Book 186 Page 385, and the Mortgage Tax of \$1.00 has been paid. Do hereby certify that the within deed was filed for record, the day of April, 1957 at 8 o'clock, and recorded in Book 186 Page 385, and the Mortgage Tax of \$1.00 has been paid.

Given under my hand and official seal this the 26th day of April, 1957.

L.C. Walker Judge of Probate

As Notary Public