

BOOK 156 PAGE 528

WARRANTY DEED

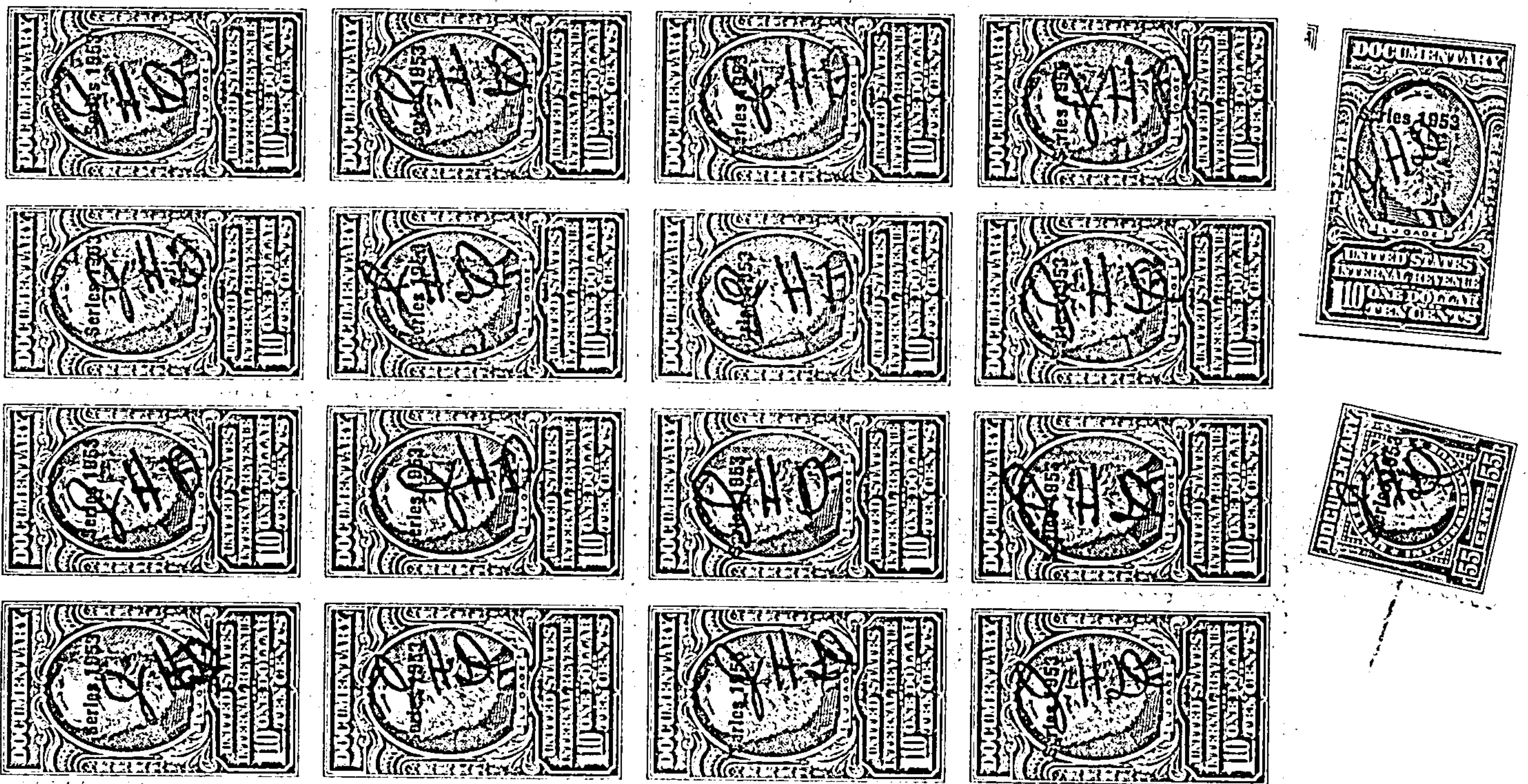
STATE OF ALABAMA, SHELBY COUNTY.

THIS INDENTURE, made and entered into on this the 6th day of May, 1957, by and between John H. Denham and wife, Mary B. Denham, and his wife _____, parties of the first part, and Harold A. Rubin and wife, T. Sue Rubin, and his wife _____, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Seventeen thousand five hundred (\$17,500.00) Dollars cash in hand paid by said parties of the second part unto said parties of the first part, the receipt of which sum of money is hereby acknowledged, the said parties of the first part have bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said _____

Harold A. Rubin and his wife T. Sue Rubin for and during their joint lives and upon the death of either of them to the survivor of them, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot number 8, and the south half of lot number 7, in block number 1, of Cedar Grove Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, at page 53, excepting the Highway right-of-way, consisting of a strip of land 77 feet wide across the west end thereof.



It is understood that the purpose of this conveyance is to convey said real estate to the said Harold A. Rubin and his wife T. Sue Rubin for their joint lives, and that upon the death of either of them the survivor of them shall own the en-

tire fee simple title to said real estate, and that said real estate shall during the time while both the
said Harold A. Rubin and
his wife, T. Sue Rubin ~~be~~ are

living, be subject to conveyance by deed or mortgage executed by both Harold A. Rubin
and wife T. Sue Rubin

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances there-
unto belonging or otherwise appertaining, unto the said Harold A. Rubin
and T. Sue Rubin

for and during their joint lives and upon the death of either of them to the survivor and the heirs and
assigns of such survivor, in fee simple forever.

And for the consideration aforesaid, said parties of the first part hereby covenant with said parties
of the second part that they are seized of a good and indefeasible estate in fee simple in and to said real
estate; that they have a good and lawful right to sell and convey the same; that the same is free from
any liens or encumbrances, and that they will, and their heirs, executors, and administrators shall for-
ever warrant and defend the title to said real estate unto said parties of the second part, their heirs and
assigns, from and against the lawful title, claims, and demands of any and all persons whomsoever.

IN WITNESS WHEREOF said parties of the first part have hereunto set their hands and affixed
their seals on this the day and year first hereinabove written.

Witness:

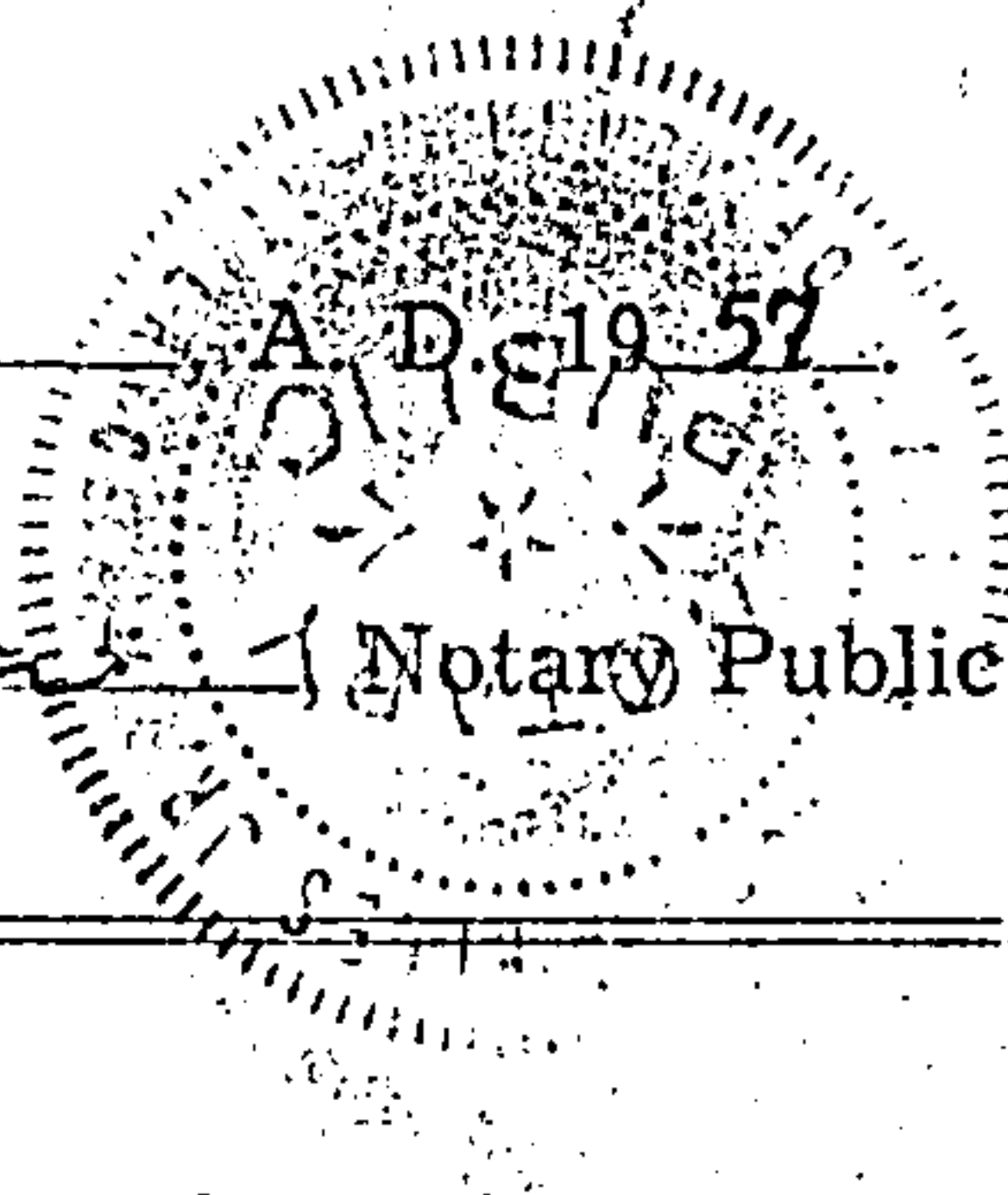
<u>John A. Hines, Jr</u>	<u>John W. D. McKinnon</u> (L. S.)
<u>John A. Hines, Jr</u>	<u>Mary B. D. McKinnon</u> (L. S.)

STATE OF ALABAMA, SHELBY COUNTY.

I, John A. Hines, Jr., a Notary Public in and
for said County, in said State, hereby certify that John H. Denham and wife,
Mary B. Denham
whose name s are signed to the foregoing conveyance, and who are known to me, acknowl-
edged before me on this day that, being informed of the contents of this conveyance _____ executed
the same voluntarily on the day the same bears date.

Given under my hand this 6th day of May

John A. Hines, Jr. Notary Public



STATE OF ALABAMA, _____ COUNTY.

I, _____, a Notary Public, 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 wit-
ness, 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 _____ day of _____, A. D., 19____.

_____, Notary Public

STATE OF ALABAMA, _____ COUNTY.

I, _____, a Notary Public, 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____.

_____, Notary Public

State of Alabama, Shelby County.
I, L. C. Walker, Judge of Probate hereby certify that the within _____ was filed in this office for record the _____
_____ 1957 at _____ o'clock _____ M, and recorded in _____ Record _____ Page _____ & examined _____
_____ and the Mortgage Tax of \$ _____ Deed Tax of \$ _____ has been paid.
Fee \$ _____ Judge of Probate

deed tax 17.50 pd

Lot 5 in Block 8, according to the map of Wilmont Gardens 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 body of the house.

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