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## BOOK 156 PAGE 526 WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

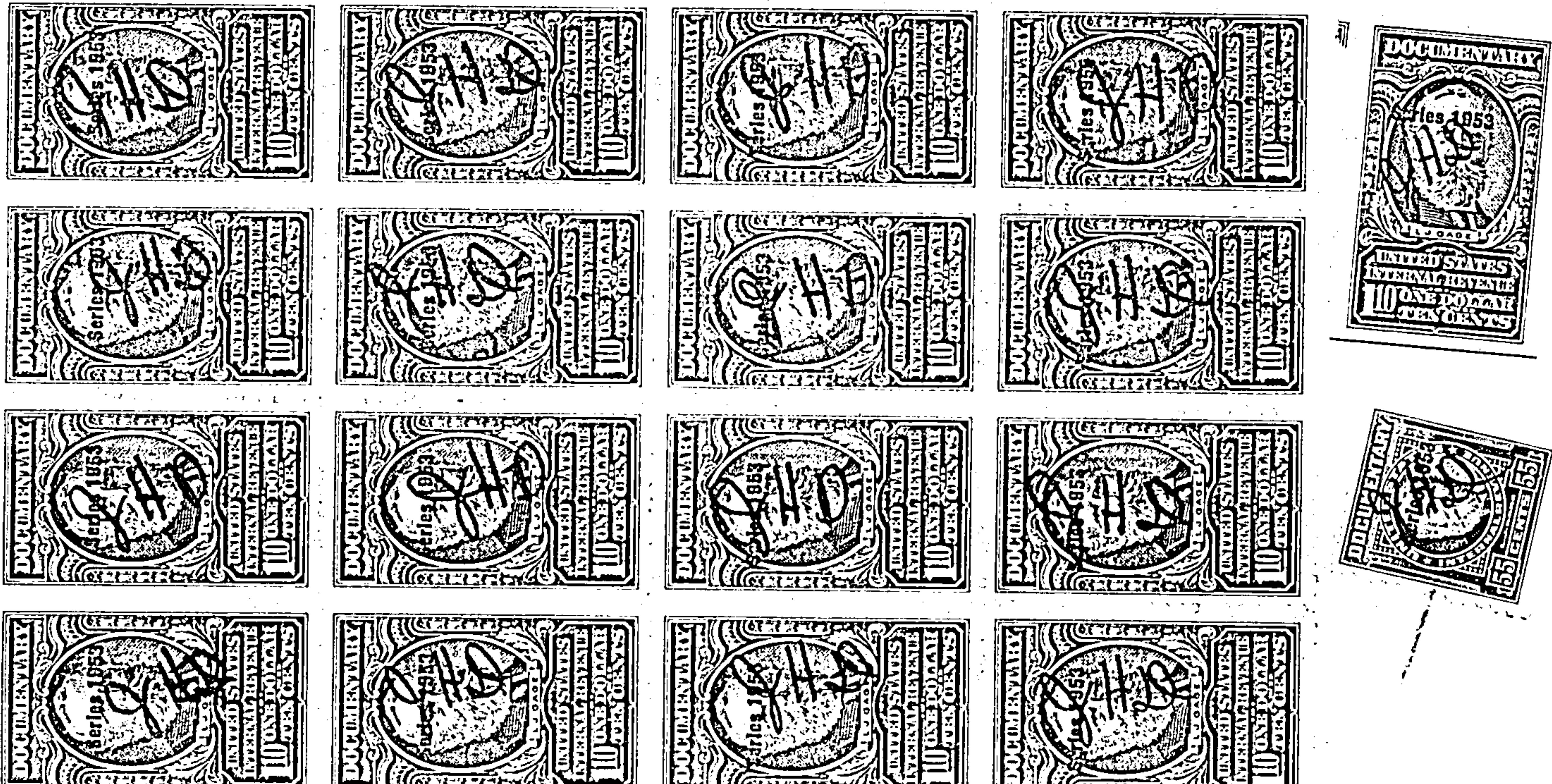
THIS INDENTURE, made and entered into on this the 6th day of May,  
1957, by and between John H. Denham and wife, Mary B. Denham,  
and his wife, parties of the  
first part, and Harold A. Rubin and wife, T. Sue Rubin,  
and his wife, parties of the  
second part.

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 ~~are~~ 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 thereunto 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 forever 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:

John A. Hens, Jr.  
John A. Hens, Jr.

John A. Hens, Jr. (L. S.)  
Mary B. Denham (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, acknowledged 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 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 \_\_\_\_\_ 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 here, certify that the within \_\_\_\_\_ Deed \_\_\_\_\_ was filed in this office for record the day of May 1951 at 4 o'clock P.M., and recorded in Record 186 Page 52b & examined \_\_\_\_\_ Deed Tax of \$ \_\_\_\_\_ has been paid. L.C. Walker Judge of Probate

Deed Tax 17.50 rd

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.