

The State of Alabama

SHELBY

COUNTY

BOOK 187 PAGE 167

Know All Men by These Presents, That in consideration of ONE DOLLAR AND OTHER GOOD AND
VALUABLE CONSIDERATION DOLLARS

to the undersigned grantor Ethel L. Rogers, a widow

in hand paid by Sam Klotzman

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

do grant, bargain, sell and convey unto the said Sam Klotzman

the following described real estate, to-wit Lots 16 and 17 in Block 3, according to the map of
Gardens
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 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,

situated in Shelby County, Alabama.

To Have and to Hold, To the said Sam Klotzman, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Sam Klotzman, his

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 my heirs, executors and administrators shall, warrant and defend the same to the said Sam Klotzman, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 4th day of April, 19 57.

WITNESSES:

Ethel L. Rogers (Seal.)
 (Seal.)

THE STATE OF ALABAMA,

SHELBY

County

I, Wales 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 4th day of April, A. D. 19 57.

Wales W. Wallace, Jr.
 Notary Public

THE STATE OF ALABAMA,

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 22 day of May, 19 57 at 8 o'clock, PM and recorded in Deed Record 187 Page 167, and the Mortgage Tax of 50 has been paid.

to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that the Grantor