

State of Alabama

SHELBY

County

3542

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 H. E. Scott and wife, Betty Scott

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

do grant, bargain, sell and convey unto the said H. E. Scott and Betty Scott.

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

Shelby

County, Alabama, to-wit:

Lot 21, in Block 3, 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.

TO HAVE AND TO HOLD Unto the said H. E. Scott and Betty Scott.

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; of record;

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 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 4th day of April, 1957.

WITNESSES:

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

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

Given under my hand and official seal this 4th day of April 1957.

Wales W. Wallace, Jr. As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 20 day of July, 1957, at 10 o'clock PM and recorded in Book 132 and the Mortgage Tax of 2 Deed Tax of 2 has been paid.

State,
re me
to me
mined

separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.