

41
The State of Alabama

SHELBY COUNTY

BOOK 189 PAGE 252

Know All Men by These Presents, That in consideration of

Eight Hundred and No/100-----(\$800.00)-----DOLLARS

to the undersigned grantors Carlos C. Warren and wife, Mary Kathryn Warren, R. O. Dunaway and wife, Mary Morgan Dunaway

in hand paid by J. A. Groom and wife, Gladys Groom

the receipt whereof is acknowledged we the said Carlos C. Warren and wife, Mary Kathryn Warren, R. O. Dunaway and wife, Mary Morgan Dunaway

do grant, bargain, sell and convey unto the said J. A. Groom and wife, Gladys Groom

the following described real estate, to-wit 16t 20 in Block 2 according to map on file in the Judge of Probate Office, Shelby County, Alabama known as a Subdivision Survey of Dunwar Estates.

It being hereby agreed by all parties concerned with the transfer of title of this property that in further consideration for the transfer of title that no building shall be erected upon this property now or at any future time except a building for a residence of not less than 1050 square footage and of such a nature and outside appearance as is in general keeping with the surrounding dwellings, and that no outbuildings shall be erected such as farm buildings, and that no farm animals shall be kept on this property such as cows, chickens, goats, etc. It being the intent of this covenant that this property be used for residential dwelling purposes and that purpose alone.

situated in Shelby County County, Alabama.

To Have and to Hold, To the said J. A. Groom and Wife Gladys Groom

their

heirs and assigns forever.

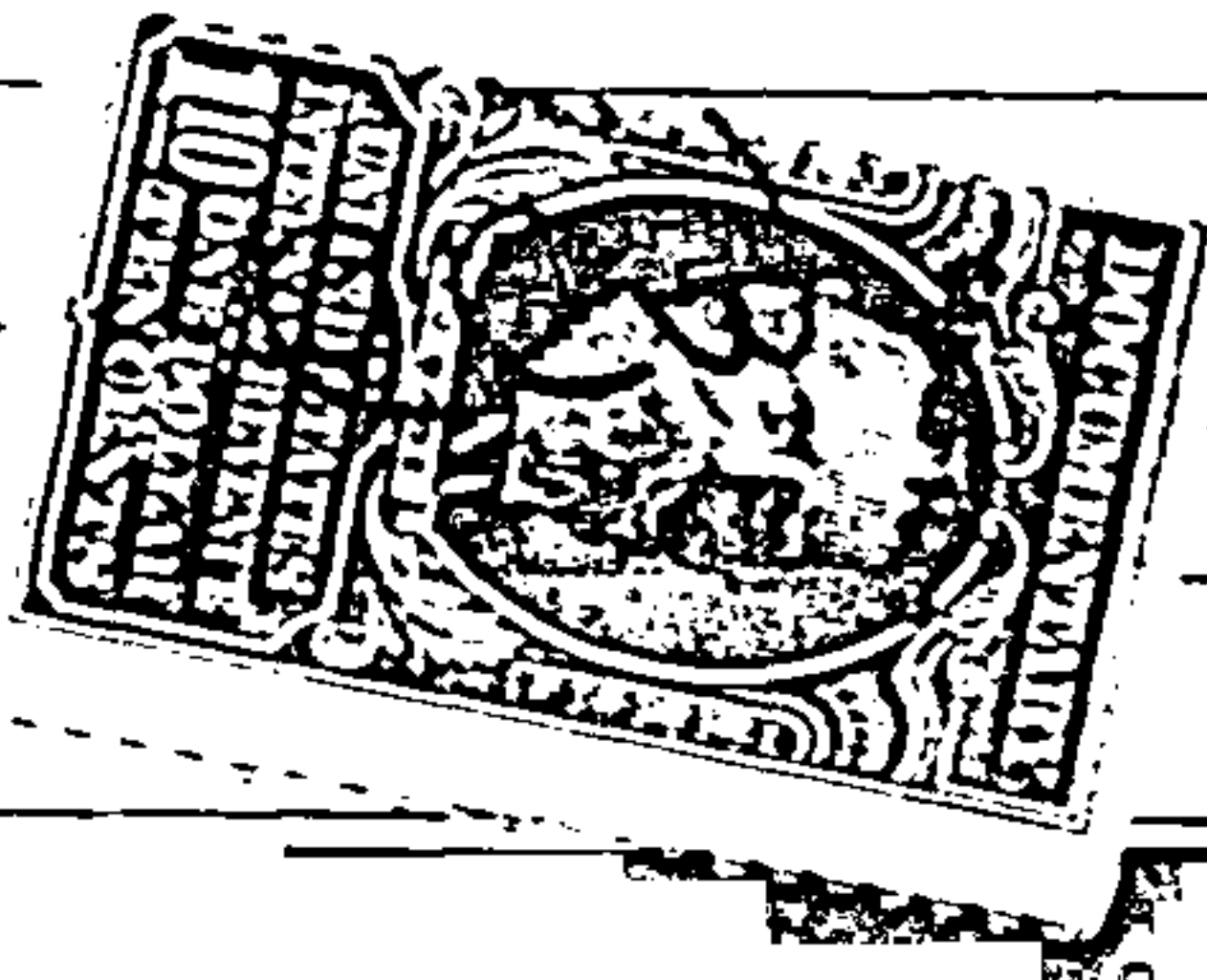
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J. A. Groom and Wife, Gladys Groom their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said J. A. Groom and wife, Gladys Groom, their

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

In Witness Whereof, we have hereunto set our hand s and seal s, this day of Sept 21, 1957

WITNESSES:



Mary Morgan Dunaway (Seal.)
R. O. Dunaway (Seal.)
Carlos C. Warren (Seal.)
Mary Kathryn Warren (Seal.)

THE STATE OF ALABAMA, } I, Warren G. Shively

Shelby County

a Notary Public

in and for said County, in said State, hereby

certify that Carlos C. Warren and wife, Mary Kathryn Warren, R. O. Dunaway and wife, Mary Morgan Dunaway

whose names 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, they

executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 21st day of Sept A. D. 1957

Warren G. Shively

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 27 day of Sept, 1957 at 8 o'clock and recorded in Book 189 Page 252, and the mortgagor tax of 1.00 has been paid.

THE
a
certify that
hereby
a subscribing witness