

#165 Sub. Stamp

The State of Alabama

SHELBY

COUNTY

BOOK 190 PAGE 173



Know All Men by These Presents, That in consideration of

Thirteen Hundred and No/100 ----- 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 James H. Lucas and wife, Rosalyn S. Lucas

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 James H. Lucas and wife, Rosalyn S. Lucas

the following described real estate, to-wit

Lots number Two (2) and Lots number Three (3) in Block One (1) according to map on file in 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, Alabama.

To Have and to Hold, To the said James H. Lucas and wife Rosalyn S. Lucas , their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James H. Lucas and wife, Rosalyn S. Lucas, 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 James H. Lucas and wife, Rosalyn S. Lucas, 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 12th day of November, 1957.

WITNESSES:

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

THE STATE OF ALABAMA,

Shelby County

I, Warren G. Finnelly

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

Given under my hand and seal, this 12th day of November, A. D. 1957

Warren G. Finnelly
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the day of 12th, 1957 at 1:00 o'clock P. M. and recorded in Book 190 Page 173 and the Mortgage Tax of 1.50