

1.55 Feb Mon

The State of Alabama

1427

SHELBY COUNTY

BOOK 191 PAGE 219

Know All Men by These Presents, That in consideration of

Five Hundred and no/100----- DOLLARS

to the undersigned grantors Sadie Benson and husband Fonzie Benson

in hand paid by Norman Lefkovits and J. D. Falkner

the receipt whereof is acknowledged we the said Sadie Benson and husband
Fonzie Benson

do grant, bargain, sell and convey unto the said Norman Lefkovits and J. D. Falkner

the following described real estate, to-wit Commencing at the Northeast corner of the NE¼ of SE¼
Section 34 Township 24 North Range 15 East; run thence West 670 feet along the North
boundary line of said forty to a point; run thence South parallel to East line of
said forty a distance of 301 feet to a four and one-half inch square concrete post;
run thence South 87½ deg West 35 feet to the point of beginning of the lot herein
conveyed; run thence South 9 deg. East 116 feet and 9 inches to a point; run thence
South 85 deg. West 50 feet to a point; run thence North 16 deg. East 124 feet and
4 inches to a point; run thence North 87½ deg. East 35 feet to the point of beginning.

Grantors further convey to grantees the right of ingress and egress over and across
the strip of land reserved by grantors situated between the South line of lot con-
veyed and the North side of Waxahatchee Creek.

All lots are for residential purposes only and dwellings are restricted to a minimum
cost of \$1500.00. No structure of a temporary nature, such as trailers, tents,
shacks, or boat houses shall be used as a residence, either temporarily or permanently.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Norman Lefkovits and J. D. Falkner, their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Norman Lefkovits and J. D. Falkner, 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 Norman Lefkovits and J. D. Falkner, their

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

In Witness Whereof, we have hereunto set our hands and seal, this 21
day of January, 1958.

WITNESSES:

Sadie Benson (Seal.)
Fonzie Benson (Seal.)

THE STATE OF ALABAMA,

Shelby County

I, Cecil Davis

a Notary Public in and for said County, in said State, hereby
certify that Sadie Benson and husband Fonzie Benson

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 21 day of January A. D. 1958.

My Comm. Expires
Oct 18, 1958

Cecil Davis
Notary Public

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 Jan, 1958, at 8 o'clock P. M.
and recorded in Book 191 Page 219 and the Mortgage Tax of
Deed Tax of \$2.00 has been paid.
L. C. Walker, Judge of Probate
certify that I before me this day and being duly sworn, stated