

The State of Alabama

SHELBY

COUNTY

BOOK 192 PAGE 24

Know All Men by These Presents, That in consideration of One Dollar and other good and
valuable consideration----- DOLLARS

to the undersigned grantors Sadie Benson and husband Fonzie Benson

in hand paid by M. R. Durrett and wife Eva K. Durrett

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

do grant, bargain, sell and convey unto the said M. R. Durrett and wife Eva K. Durrett

the following described real estate, to-wit: Commencing at the Northeast corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 34 Township 24 North Range 13 East; thence West along North line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 670 feet to a point; thence South parallel to the East line of said forty a distance of 301 feet; thence East parallel to the North line of said forty a distance of 35 feet to the point of beginning of the lot herein conveyed; thence South 8 deg. East 105 feet to a point; thence North 67 deg. East 50 feet to a point; thence North 12 deg. West 90 feet to a point; thence West parallel to the North line of said forty a distance of 40 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 conveyed 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 M. R. Durrett and wife Eva K. Durrett, their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said M. R. Durrett and wife Eva K. Durrett, 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 M. R. Durrett and wife Eva K. Durrett, their

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

In Witness Whereof, we have hereunto set our hand s and seals, this 26 day of February, 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 26 day of February, A. D. 19 58

Cecil Davis
Notary Public

My Comm. Expires 1959

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed
was filed for record the 2 day of Mar, 1958, at 8 o'clock A. M.
and recorded in Deed Record 192 Page 24, and the Mortgage Tax of 50
Deed Tax of 50 has been paid. L. C. Walker Judge of Probate

this deed and being duly sworn, stated