

2137

The State of Alabama

SHELBY

COUNTY

BOOK

192

PAGE

256

Know All Men by These Presents, That in consideration of SIX HUNDRED AND NO/100

(\$600.00)

DOLLARS

to the undersigned grantors Norman Lefkovits & wife, Sonya Lefkovits; J. D. Falkner and wife, Lorene Falkner

in hand paid by R. E. Wainwright

the receipt whereof is acknowledged we the said Norman Lefkovits and Sonya Lefkovits, J. D. Falkner and Lorene Falkner

do grant, bargain, sell and convey unto the said R. E. Wainwright

the following described real estate, to-wit: Commencing at the Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ 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 87 $\frac{1}{2}$ 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 87 $\frac{1}{2}$ deg. East 35 feet to the point of beginning.

Grantors convey to grantees that right of ingress and egress over and across the strip of land reserved by Sadie Benson and Fonzie Benson situated between the south line of lot conveyed and the north side of Waxahatchee Creek which was specifically referred to in that certain deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 191, page 219.

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 R. E. Wainwright, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said R. E. Wainwright, his

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 R. E. Wainwright, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal S, this day of March 17, 1958.

WITNESSES:

Norman Lefkovits



Sonya Lefkovits (Seal.)
J. D. Falkner (Seal.)
Lorene Falkner (Seal.)

THE STATE OF ALABAMA,

Shelby

County

I, L.C. Walker, Judge of Probate, in and for said County, in said State, hereby certify that Norman Lefkovits & wife, Sonya Lefkovits; J. D. Falkner & wife, Lorene Falkner 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 22 day of March, A. D. 1958.

L.C. Walker
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 March 1958, at 2 o'clock P. M. and recorded in Deed Book 192, Page 256, and the Mortgage Tax of \$1.00 has been paid.