

The State of Alabama
SHELBY COUNTY

3121

Know All Men by These Presents, That in consideration of

Twenty and No/100 Dollars and other good and valuable DOLLARS
consideration
to the undersigned grantors Jack Pierce and wife Jimmie L. Pierce

in hand paid by Carlos C. Warren and R. O. Dunaway

the receipt whereof is acknowledged we the said Jack Pierce and wife Jimmie
L. Pierce

do grant, bargain, sell and convey unto the said Carlos C. Warren and R. O. Dunaway

the following described real estate, to-wit: Lot One (1) in Block One (1) 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 trasfer 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 keepign 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.,

Shelby County, Alabama.
situated in

To Have and to Hold, To the said Carlos C. Warren and R. O. Dunaway

their
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Carlos C. Warren and R. O. Dunaway 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 R. O. Dunaway and Carlos C. Warren their

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

In Witness Whereof, we have hereunto set our hand and seal, this 29th
day of May, 1958

WITNESSES:

Jack Pierce (Seal.)
Jimmie L. Pierce (Seal.)
(Seal.)
(Seal.)

Shelby County

a Notary Public in and for said County, in said State, hereby

certify that Jack Pierce and wife, Jimmie L. Pierce
whose name is 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 29th day of May, A.D. 1958

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed
was filed for record the 13 day of June, 1958, at 8 o'clock P. M.
and recorded in Book 123 Page 20, and the Mortgage Tax of
Deed Tax of .50 has been paid.