

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

SHELBY

County

Know all men by these presents, That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

2806225

to the undersigned grantor Ethel L. Rogers, a widow
in hand paid by W. L. Lawler, Sr. and W. L. Lawler, Jr.

the receipt whereof is acknowledged I the said Ethel L. Rogers

do grant, bargain, sell and convey unto the said
W. L. Lawler, Sr. and W. L. Lawler, Jr.

the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 25, and 26 in Block 2; Lots 1, 6, 7, 8, 9, 10, 11, 12, and 13 in Block 8; Lots 1, 2, 3, and 4 in Block 7, all according to the map of Wilmont Sub-division as recorded in the Probate Office of Shelby County, Alabama.

This deed is given subject to the following protective covenants, which shall run with the land:

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5500.00 containing at least 700 square feet in the body of the house. All lots have a 30 foot building line from the street and a 7 foot sideline clearance. An easement of 3 feet on each side of all lot lines for public utilities shall be reserved and no buildings to be located thereon. No structures of a temporary nature such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence, either temporarily or permanently.

(This deed is given to replace an unrecorded deed which has been misplaced, dated April 4, 1957, wherein the grantor and grantees were the same.)

To have and to hold To the said W. L. Lawler, Sr. and W. L. Lawler, Jr.,

their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said W. L. Lawler, Sr. and W. L. Lawler, Jr., their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all incumbrances; except protective covenants; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said W. L. Lawler, Sr. and W. L. Lawler, Jr., their

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

In witness whereof I have hereunto set my hand and seal, this 25th day of November, 1958.

WITNESSES:

Ethel L. Rogers (Seal)
(Seal)

The State Of Alabama

SHELBY

County

I, Wales W. Wallace, Jr.

Notary Public

in and for said County, in said State,

hereby certify that Ethel L. Rogers,

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she

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

Given under my hand this 25th day of November, A.D., 1958.

Wales W. Wallace, Jr. (Seal)
Notary Public

The State Of Alabama

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 25 day of Nov 1958, at 2 o'clock and recorded in Record 19 Page 210 and the Mortgage Tax of 1.00 has been paid.

L. C. Walker Judge of Probate

same bears date; that I attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.