

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) to the undersigned grantors, Minnie F. Houlditch and husband, C. E. Houlditch, in hand paid by Mabel Mary Owsley, a single woman, the receipt whereof is acknowledged, we, the said Minnie F. Houlditch and husband, C. E. Houlditch, do grant, bargain, sell and convey unto the said Mabel Mary Owsley, a single woman, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots numbers 13 and 14 in Houlditch Subdivision of a portion of Montevallo, Shelby County, Alabama, according to a survey and map of said survey made by I. S. Gillespie, Registered Land Surveyor, on August 1, 1951, said Lots numbers 13 and 14 being a part of the Northwest Quarter of the Northwest Quarter of Section 21 in Township 22 South of Range 3 West, situated in Shelby County, Alabama, subject, however, to the restrictions and covenants hereinafter set out.

TO HAVE AND TO HOLD, To the said Mabel Mary Owsley, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Mabel Mary Owsley, her 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 Mabel Mary Owsley, her heirs, and assigns forever against the lawful claims of all persons.

1. No obnoxious, offensive trade or activities shall be carried on upon any part of said premises.
2. No garage, filling station or other business shall be constructed or operated upon said premises.
3. No dwelling costing less than \$15,000.00 based on cost levels prevailing on the date of this deed nor for more than 2 families shall be permitted on said lands.
4. No person of any other race than Caucasian shall use or occupy any building or any part thereof on said lots except this covenant shall not prevent occupancy by domestic servants of different race domiciled with the owners or tenants of said premises.

5. Farm animals shall be kept or maintained on said building lot; said lands shall be used for residential purposes and not for the purpose of operating a business thereon.

6. The main body of any building erected shall not be erected or located on said lots nearer than thirty feet to the front lot line or nearer than five feet to any side lot line. The main body of the building, as herein designated, refers to the main or principal outer wall of the building, exclusive of porches, chimneys, stopps, eaves or other similar minor projections.

7. There shall be an easement over and across the rear 10 feet of said lots for public utilities, garbage collection, and similar purposes.

8. It is expressly understood and agreed that the covenants herein set forth shall attach to and run ^{with} each lot of land described herein and shall be binding on all parties and all persons claiming under the said grantors herein, and the grantees herein, or their successors and assigns, and that said covenants set forth herein shall attach to and run with each lot of said lands: separately and severally; and that said covenants may be proceeded upon for an injunction for specific execution thereof against any persons or persons violating said covenants.

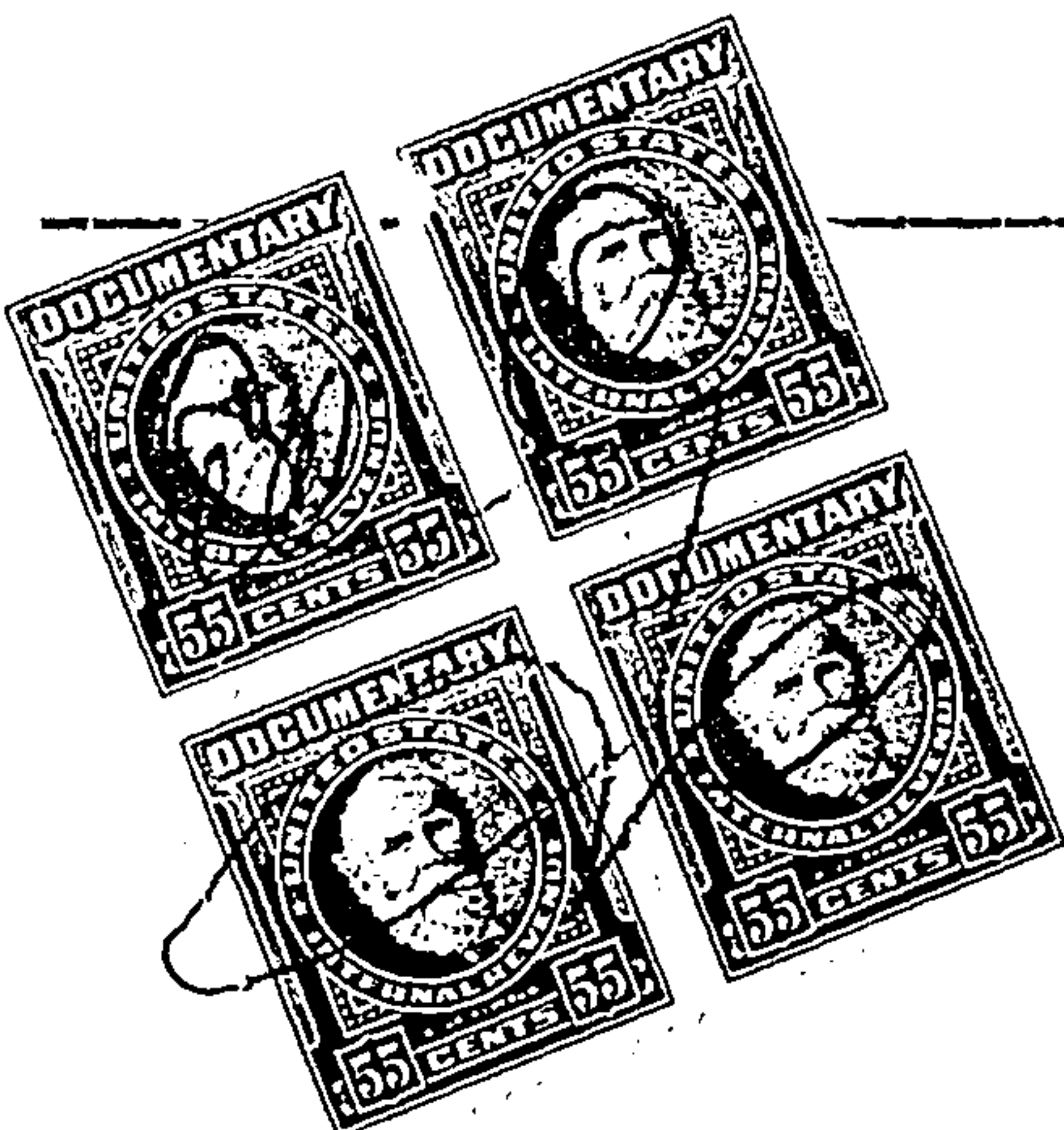
9. Invalidation of any of these covenants, or any part thereof by any court of competent jurisdiction shall in nowise affect any of the other provisions which shall remain in full force and execution.

In Witness Whereof, we have hereunto set our hands and seals, this 26th day of March, 1959.

WITNESSES:

Minnie F. Houlditch (Seal.)
(Minnie F. Houlditch)

C. E. Houlditch (Seal.)
(C. E. Houlditch)



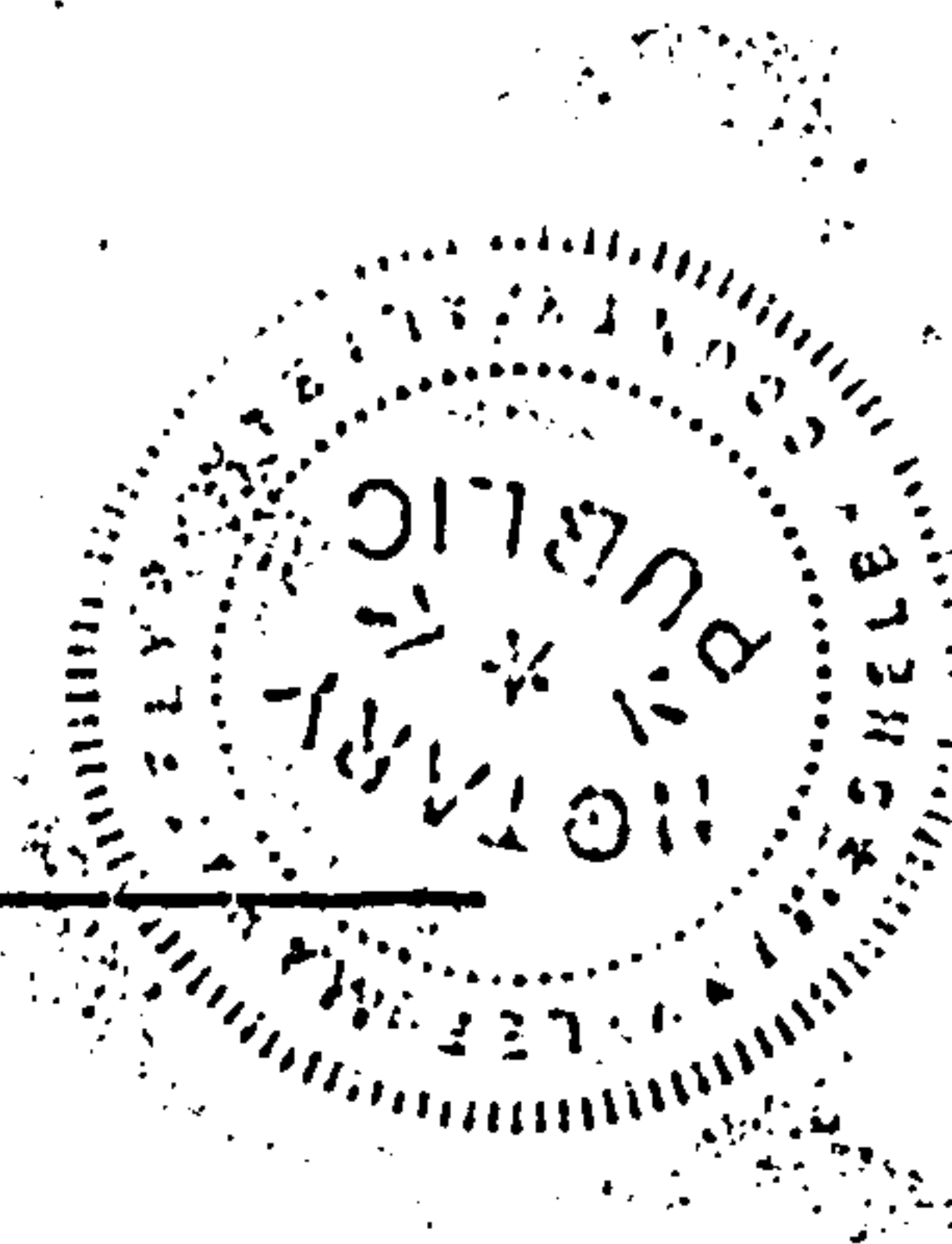
STATE OF ALABAMA)

SHELBY COUNTY)

I, Mary Lee Mahaffey, a Notary Public in and for said County, in said State, hereby certify that Minnie F. Houlditch and husband, C. E. Houlditch, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 1959.

Mary Lee Mahaffey
Notary Public



FILED 31 MARCH 1959

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within 1959 was filed for record the 31 day of March at 3 o'clock P M. and recorded in 1959 Record Page 253 and the Mortgage Tax of 2.00 Deed Tax of 2.00 has been paid.

Conrad M. Fowler Judge of Probate