

L# 13005533

52715

The State of Alabama

SHELBY COUNTY

Know All Men by These Presents, That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

DOLLARS

to the undersigned grantor Ethel L. Rogers, a widow

in hand paid by J. E. Waller



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

do grant, bargain, sell and convey unto the said J. E. Waller

the following described real estate, to-wit: Lots 10 and 11 in Block 2; Lots 10, 11, 12 & 13 in Block 1, according to the map of Wilmont Gardens Subdivision 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,

situated in Shelby County, Alabama.

To Have and to Hold, To the said J. E. Waller, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said J. E. Waller, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances 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 J. E. Waller, his

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

In Witness Whereof, I have hereunto set my hand and seal, this 4th day of April, 19 57.

WITNESSES:

Ethel L. Rogers (Seal.)
(Seal.)
(Seal.)
(Seal.)

F-13422

THE STATE OF ALABAMA,

Wales W. Wallace, Jr.

SHELBY

County

a _____ Notary Public _____ in and for said County, in said State, hereby certify that _____ Ethel L. Rogers, a widow _____ 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 and seal, this _____ 4th _____ day of _____ April _____ A. D. 19 57.

_____ Notary Public

THE STATE OF ALABAMA,

County

a _____ in and for said County, in said State, hereby certify that _____, a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that _____, the Grantor _____ voluntarily executed the same in _____ presence, and in the presence of the other subscribing witness, on the day the same bears date; that _____ 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.

Given under my hand, this _____ day of _____ A. D. 19 _____

THE STATE OF ALABAMA,

County

a _____ in and for said County, in said State, hereby certify that on the _____ day of _____ 19 _____, came before me the within named _____ known to me (or made known to me), to be the wife of the within named _____ who, being examined separate and apart from the husband, touching her signature to the within _____, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this _____ day of _____ A. D. 19 _____

TO

Jerry E. Waller
423 Windsor Drive
Birmingham, Ala.

Warranty Deed

THE STATE OF ALABAMA

County

I,

Conrad M. Fowler

Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for

registration in this office on the _____ day of _____

_____ 1957, and was recorded

in Vol. _____ Records of Deeds,

Pages _____ on the _____

_____ days of _____ 1957

_____ Judge of Probate.

Recording Fee, \$ _____

State Tax \$ _____

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STATE OF ALABAMA, SHELBY-COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within _____ was filed for record the _____ day of _____ 1957 at _____ o'clock _____ M. and recorded in _____ Record _____, at page _____ The Mortgage Tax _____ Deed Tax _____ has been paid.

_____ Judge of Probate