

State of Alabama
SHELBY County }

5525
Know All Men By These Presents,

That in consideration of Eight Hundred and no/100----- DOLLARS

to the undersigned grantor Muriel Spearman Hill, a widow, and Iris Spearman Morton, a widow, in hand paid by George W. Baker and Mary S. Baker

the receipt whereof is acknowledged we the said Muriel Spearman Hill, a widow, and Iris Spearman Morton, a widow,

do grant, bargain, sell and convey unto the said George W. Baker and Mary S. Baker

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

Commence at the northwest corner of Section 6, Township 21 South, Range 2 East and run along said Section line north 89 deg. 30 min. east, 660 feet; thence south 00 deg. 37 min. West 660 feet; thence north 89 deg. 30 min. east 313.20 feet ^{more or less} to the westerly right of way line of Alabama Highway No. 25; thence turn to the right forming an angle of 147 deg. 03 min. to right and run in a southeasterly direction 66 feet across said right of way of said Highway to the northmost corner of Basil Smith lot to the point of beginning of the lot herein conveyed; thence continue in the same direction and along the northeasterly line of said Basil Smith lot 216.14 feet to the eastmost corner of said Smith lot; thence turn a 90 degree angle to the left and run 125 feet; thence turn a 90 degree angle to the left and run 216.14 feet, more or less, to the easterly right of way line of said Highway; thence run along same in a southwesterly direction 125 feet to the point of beginning.

As part of the consideration of the grantors executing this deed, the grantees herein agree for themselves and for their administrators, executors, heirs, successors and assigns forever that the above described lot will only be used as residential property and that no dwelling house costing less than \$8,000.00 at the time constructed shall be permitted to be constructed on said lot. This shall be a protective covenant running with the land and any violations of the same may be enjoined in a Court of competent jurisdiction.

TO HAVE AND TO HOLD Unto the said George W. Baker and Mary S. Baker

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

In Witness Whereof, we have hereunto set our hands and seal, s

this 18th day of September, 1959

WITNESSES:



Muriel Spearman Hill (Seal.)
Muriel Spearman Hill

Iris Spearman Morton (Seal.)
Iris Spearman Morton

(Seal.)

(Seal.)

SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Muriel Spearman Hill, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September 19 59.
(SEAL)

MY COMMISSION EXPIRES: Aug. 1961 Martha B. Joiner As Notary Public

State of }
COUNTY }

I, do hereby certify that on the day of , a Notary Public in and for said County, in said State, , 19 , came before me the within named 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 conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19

As Notary Public

State of Mc.

County of Wake

I, I. E. Buchanan, a Notary Public in and for said County, in said State, hereby certify that Iris Spearman Morton, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of September, 1959.

(SEAL)

My Commission Expires:

MY COMMISSION EXPIRES SEPT. 20, 1963

STATE OF ALABAMA
SHELBY COUNTY
I, I. E. Buchanan, Notary Public
hereby certify that
has been paid . Privilege Tax
instrument on the with-
law. as required

CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed M. and was filed for record the 29 day of Sept 19 59 at 2 o'clock M. and recorded in Deed Record 205 at page 27 and the Mortgage Tax 1.00 Deed Tax 1.00 has been paid.

Conrad Fowler
Judge of Probate