

The State of Alabama

SHELBY COUNTY

Know All Men by These Presents, That in consideration of

ONE AND NO/100 DOLLARS

and other good and valuable considerations to the undersigned grantor

Sadie Benson, a widow



in hand paid by R. Dorothy/Dorough

the receipt whereof is acknowledged I the said Sadie Benson, a widow

do grant, bargain, sell and convey unto the said Dorothy R. Dorough

the following described real estate, to-wit Lot #28 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, page 28, in the Office of the Judge of Probate, Shelby County, Alabama. EXCEPT the 15.0 foot wide strip across the South side of said lot; but substituting therefor a 15.0 foot wide strip adjoining the North side of said lot, said lot being more particularly described as follows: Commence at the Northwest corner of NE¼ of SE¼, Section 34, Township 24 North, Range 15 East and run North 88 deg. 12 min. East along the North boundary line of said quarter-quarter Section a distance of 125.0 feet to a point; run thence South 0 deg. 06 min. East a distance of 160.0 feet to the point of beginning of the lot herein conveyed; turn thence an angle of 91 deg. 42 min. to the left and run a distance of 75.0 feet; turn thence an angle of 91 deg. 42 min. to the right and run a distance of 100.0 feet; turn thence an angle of 88 deg. 18 min. to the right and run a distance of 75.0 feet; turn thence an angle of 91 deg. 42 min. to the right and run a distance of 100.0 feet to the point of beginning.

Grantor further conveys to grantee the right of ingress and egress over and across the strip of land reserved by grantor situated between the South line of lot conveyed and the North side of Waxahatchee Creek. All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1500.00. No structure of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Dorothy R. Dorough, her

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Dorothy R. Dorough, her

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Dorothy R. Dorough, her

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

In Witness Whereof, I have hereunto set my hand and seal, this 9th day of September, 1959.

WITNESSES:

W. C. Palmer

Sadie Benson (Seal.)

(Seal.)

(Seal.)

(Seal.)

BOOK 208 PAGE 427

Warranty Deed

THE STATE OF ALABAMA

Shelby

County

W. W. Rabren

of the Probate Court of said County, hereby
certify that the foregoing conveyance was filed for
recording in this office on the 18 day of
April 1960, and was recorded

Vol. 208 Records of Deeds,
Page 428 on the

14 days of April, 1960

Judge of Probate

Recording Fee, \$ 1.45

Deed Tax \$ 1.10

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3.55 *208*

THE STATE OF ALABAMA, }

SHELBY

County

I, W. W. Rabren

a _____ Notary Public _____ in and for said County, in said State, hereby
certify that _____ Sadie Benson, 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 9th day of September A. D. 1959

W. W. Rabren

Notary Public

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BOOK

THE STATE OF ALABAMA, }

County

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed
for record in this office on the 18 day of April 1960 at 4 o'clock, and
recorded in Deed Book 208 at page 428 on the 19 day of April 1960.
Mortgage Tax _____ Deed Tax 20.42 has been paid.

Conrad M. Fowler
Judge of Probate

other witness, and that such other witness subscribed _____ name as a witness in _____

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 _____