

The State of Alabama

222

SHELBY COUNTY

Know All Men by These Presents, That in consideration of

ONE THOUSAND TWO HUNDRED AND SEVENTY-FIVE AND NO/100 DOLLARS

to the undersigned grantor Sadie Benson, a Widow

in hand paid by Basil R. Smith and O. C. Coker



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

do grant, bargain, sell and convey unto the said Basil R. Smith and O. C. Coker

the following described real estate, to-wit Lots numbered 22, 23, and 24, as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4 page 28 in the Office of Judge of Probate Shelby County, Alabama. Said lots being more particularly described as follows: Beginning 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 100.0 feet to a point; run thence South 0 deg. 06 min. East a distance of 150.0 feet; turn thence an angle 91 deg. 42 min. to right and run a distance of 100.0 feet to the West boundary line of said quarter-quarter Section; thence run North 0 deg. 06 min. West along the West boundary line of said quarter-quarter Section a distance of 150.0 feet to the point of beginning. There is a 10.0 foot radius provided at the Southeast corner of Lot No. 24 provided for at the Southeast corner.

Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by grantor situated between the South line of Lots described in said Map 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 Basil R. Smith and O. C. Coker, their

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Basil R. Smith and O. C. Coker, their

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 Basil R. Smith and O. C. Coker, their

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

In Witness Whereof, I have hereunto set my hand and seal, this 30th day of June, 19 59.

WITNESSES:

W. W. [Signature]

Sadie Benson (Seal.)
(Seal.)
(Seal.)
(Seal.)

BOOK 211 PAGE 633

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 30th day of June A. D. 1959
Notary Public

THE STATE OF ALABAMA, }
County } I,
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

STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed
for record in this office on the day of 1960 at M. o'clock, and
recorded in Book 211 at page 633 on the day of 1960.
Mortgage Tax Deed Tax has been paid.
Conrad M. Fowler
Judge of Probate

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
Carlton Frank
Warranty Deed
THE STATE OF ALABAMA
SHELBY 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 11 day of
Oct, 1960, and was recorded
in Vol. 211 Records of Deeds,
Pages 633 on the
11 days of Oct, 1960
Conrad M. Fowler
Judge of Probate.
Recording Fee, \$ 11.45
State Tax \$ 1.50
4.60
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