

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of One Dollars (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantors R. O. Dunaway and Wife, Mary Morgan Dunaway In hand paid by Carlos C. Warren

the receipt whereof is acknowledged we the said R. O. Dunaway and Wife, Mary Morgan Dunaway do grant, bargain, sell and convey unto the said Carlos C. Warren

the following described real estate situated in Shelby County, Alabama, to-wit: Lots 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 25, 26, 27, 28, Block One, Dunwar Estates, according to the map on file in the Judge of Probate Office, Shelby County, Alabama known as the Dunwar Estates Subdivision. It being hereby agreed by all parties concerned with the transfer of title of this property that in further consideration for the transfer of title that no building shall be erected upon this property now or at any future time except a building for a residence of not less than 1050 square footage and of such a nature and outside appearance as is in general keeping with the surrounding dwellings, and that no outbuildings shall be erected such as farm buildings, and that no farm animals shall be kept on this property such as cows, chickens, goats, etc. It being the intent of this covenant that this property be used for residential dwelling purposes and that purpose alone.

Is here and is held To the said Carlos C. Warren

his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Carlos C. Warren his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Carlos C. Warren

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

In witness whereof we have hereunto set our hand and seal, this 22nd day of October, 1960.

WITNESSES:



R. O. Dunaway (Seal)
Mary Morgan Dunaway (Seal)

The State Of Alabama

Shelby County

I, H. E. Timmerman

a Notary Public in and for said County, in said State, hereby certify that R. O. Dunaway and wife Mary Morgan Dunaway whose name s. 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of October, A.D. 1960.

H. E. Timmerman (Seal)

The State Of Alabama
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 26 day of Oct 1960 at 8:00 o'clock and recorded in deed Book 272 at page 96 on the 2 day of Nov 1960. Mortgage Tax 1.00 Deed Tax 1.00 has been paid.

Conrad M. Fowler
Judge of Probate

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 the day of A. D., 19

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