

State of Alabama

SHELBY

County

2627

17,900.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
ONE HUNDRED DOLLARS & other good and valuable consideration

to the undersigned grantor, The Warren Agency, Inc.,  
a corporation, in hand paid by Billy J. Blackerby, and wife, Marion I. Blackerby  
the receipt whereof is acknowledged, the said The Warren Agency, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

. Billy J. Blackerby and Marion I. Blackerby

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

Shelby

County, Alabama, to-wit:

Lots 8 and 9 in Block 1, according to the Map on file in  
the Office of the Judge of Probate of Shelby County, Alabama,  
known as "Dunwar Estates" Subdivision, recorded in Map Book 3,  
page 154.

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 out-  
buildings 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.

TO HAVE AND TO HOLD said property unto the said Billy J. Blackerby and Marion I. Blackerby  
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 said The Warren Agency, Inc.

does for itself, its successors

and assigns, covenant with said

Billy J. Blackerby and Marion I. Blackerby, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and  
assigns shall, warrant and defend the same to the said Billy J. Blackerby and Marion I. Blackerby,

their

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

IN WITNESS WHEREOF, The said The Warren Agency, Inc.

has hereunto set its

signature by Carlos C. Warren

its

President,

who is duly authorized, on this 14th day of March, 1961.

ATTEST:

By

*Carlos C. Warren*

Vice President.

Secretary.

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Wells

TO

CORPORATION  
**WARRANTY DEED**  
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby  
certify that the within deed was  
filed in this office for record the 13 day  
of March at 8 o'clock P.M.  
and recorded in Book 214  
page 433 and examined  
and the Mortgage Tax of \$ 1.45  
Deed Tax of \$ 1.45 has been paid.  
Conrad M. Fowler  
Judge of Probate

Fee \$ 1.45

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA  
19.80  
18.00  
1.45

3925

State of Alabama  
SHELBY County

I, H. E. Timmerman, a Notary Public in and for said  
county in said state, hereby certify that Carlos C. Warren,  
whose name as President of the Warren Agency, Inc.,  
a corporation, 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, he, as such officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of March, 1961.

H. E. Timmerman  
H. E. Timmerman Notary Public

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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 13 day of March 1961 at 8 o'clock, and  
recorded in Book 214 at page 433 on the 21 day of March 1961.  
Mortgage Tax 1.45 Deed Tax 1.45 has been paid.

Conrad M. Fowler  
Judge of Probate