

State of Alabama
SHELBY County }

2933

Know All Men By These Presents,

That in consideration of TWO Thousand and no/100-----

DOLLARS

to the undersigned grantor Iris Spearman Morton, a widow, and Muriel Spearman Hill, a widow
in hand paid by Travis H. Cox and Edna Marie Cox

the receipt whereof is acknowledged we the said

Iris Spearman Morton, a widow and Muriel Spearman Hill, a widow,
do grant, bargain, sell and convey unto the said

Travis H. Cox and Edna Marie Cox

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

Shelby

County, Alabama, to-wit:

Commerce at the northwest corner of Lot 6 of Hill's Subdivision, as shown by map of said subdivision recorded in Map Book 3 page 142 in the Probate Office of Shelby County, Alabama, and from said point run east 687.50 feet; thence turn a 90 deg. ang to the left and run north 39.18 feet to the southeast corner of Southern Electric Generating Company lot to the point of beginning of the lot herein conveyed; thence turn an angle of 90 deg. to the right and run 317.50 feet, more or less, to the east line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6, Township 21, Range 2 East; thence turn an angle of 88 deg. 53 min. to the left and run north along said forty acre line 300.05 feet; thence turn an angle of 91 deg. 07 min. to the left and run west 323.35 feet, more or less to the northeast corner of Southern Electric Generating Company lot; thence turn an angle of 90 deg. to the left and run south along said Southern Electric lot 300 feet to the point of beginning.

In consideration of the grantors executing this deed, the grantees herein, their successors and assigns agree that the above described land shall be used as residential property only and that no dwelling shall be constructed thereon costing less than \$10,000.00. It is further agreed by the parties hereto, their successors and assigns that this covenant shall run with said land and any violation of the same may be enjoined by any Court of competent jurisdiction.

TO HAVE AND TO HOLD Unto the said Travis H. Cox and Edna Marie Cox

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 seals

this 24th day of March, 1961.

WITNESSES:



Iris Spearman Morton (Seal.)
Iris Spearman Morton

Muriel Spearman Hill (Seal.)
Muriel Spearman Hill

(Seal.)

(Seal.)

