

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

Shelby County

3307

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Three Hundred and no/100----- DOLLARS

to the undersigned grantor Leonard A. Herrmann and wife, Pearl Daniels Herrmann

in hand paid by Earl J. Standifer and Kenneth L. Standifer

the receipt whereof is acknowledged we the said
Leonard A. Herrmann and wife, Pearl Daniels Herrmann

do grant, bargain, sell and convey unto the said
Earl J. Standifer and Kenneth L. Standifer

the following described real estate, situated in Shelby
County, Alabama, to-wit:

Lot 4 of Calmont Subdivision of SW¹/₄ of NE¹/₄, Section 2, Township 24, Range 12 East,
Shelby County, Alabama, as shown by map of said subdivision on record in Map Book 4
Page 4 in the Probate Office of Shelby County, Alabama.

The grantees agree that no dwelling house shall be erected upon the above lot 4
of which the main portion of said house contains less than 1200 square feet. This
restriction shall be a covenant running with the land and a violation of the same may
be enjoined in any Court of competent jurisdiction.

Also Lot 24 Block 5, Arden Subdivision, according to Arden Subdivision to the Town of
Montevallo, Alabama, and subject to the restrictions and covenants heretofore made
by the Montevallo Development Company in the use of said lands heretofore made and
which is shown of record in Deed Book 139 on page 269 in the office of the Judge
of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Earl J. Standifer and Kenneth L. Standifer, their
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Earl J. Standifer and Kenneth L. Standifer, 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

Earl J. Standifer and Kenneth L. Standifer, their
heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals,
this 22nd day of April, 1961.

WITNESSES:

Leonard A. Herrmann (Seal.)
Leonard A. Herrmann
Pearl Daniels Herrmann (Seal.)
Pearl Daniels Herrmann
(Seal.)
(Seal.)

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Leonard A. Herrmann and
Pearl Daniels Herrmann

TO

Earl J. Standifer and
Kenneth L. Standifer

Standifer

WARRANTY DEED

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 27 day
of April at 11 o'clock, A.M.
and recorded in Book 215
page 211 and examined 8-15
and the Mortgage Tax of \$ 2.50
Deed Tax of \$ 2.50 has been paid.

Fee \$ 1.45 Judge of Probate
Conrad M. Fowler

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

2.85
3.30
1.45

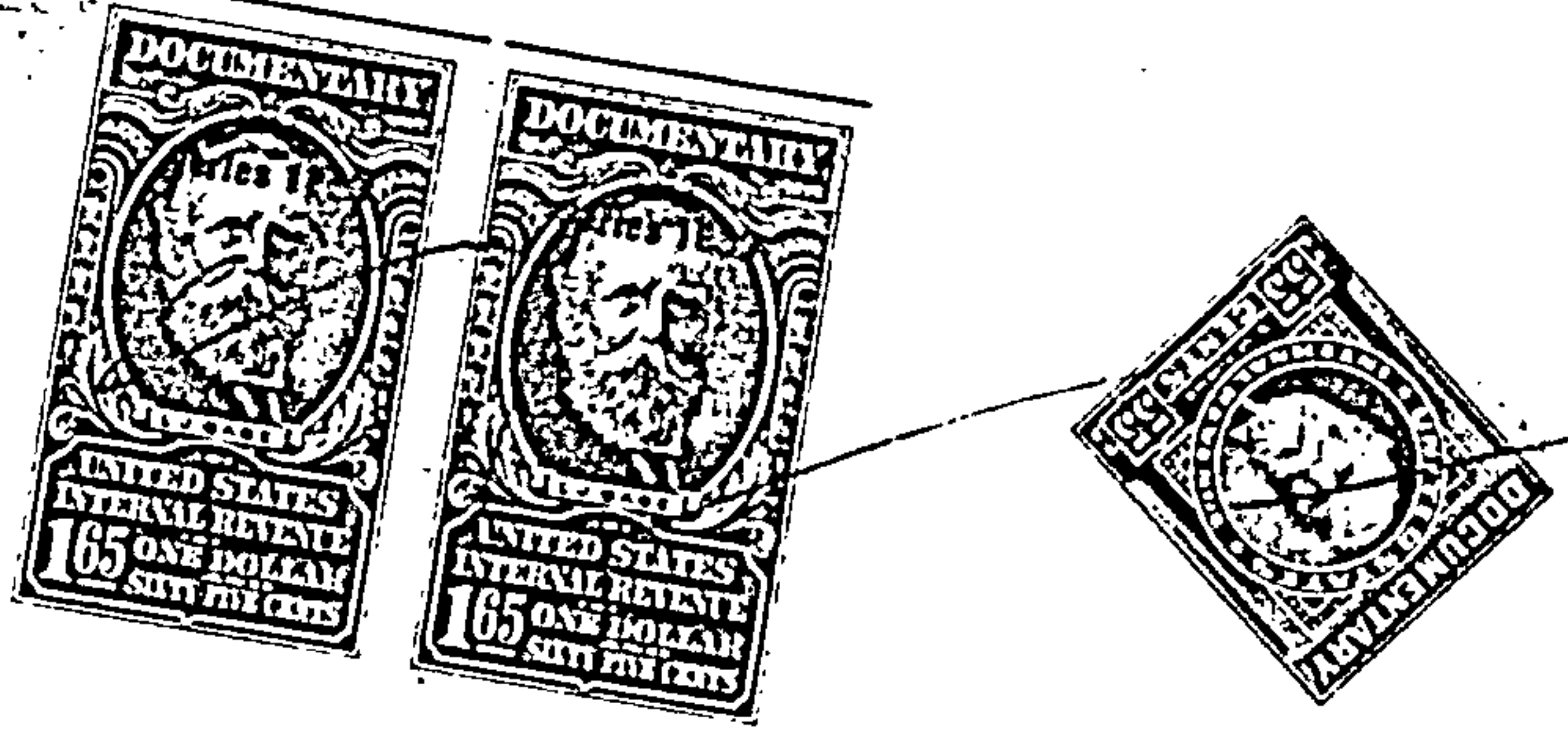
8.80

State of ALABAMA
SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State,
hereby certify that Leonard A. Herrmann and wife, Pearl Daniels Herrmann
whose names 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 the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 1961.

Martha B. Joiner
Notary Public



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 27 day of April 1961 at 11 o'clock, and
recorded in Book 215 at page 211 on the 2 day of May 1961.
Mortgage Tax 2.50 Deed Tax 2.50 has been paid.

Conrad M. Fowler
Judge of Probate

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