

The State of Alabama

100 3335

SHELBY COUNTY

Know All Men by These Presents, That in consideration of ONE AND NO/100 DOLLARS (\$1.00) AND OTHER VALUABLE CONSIDERATION

to the undersigned grantors THOMAS J. NANCE AND WIFE, JEANETTE W. NANCE

in hand paid by FRANK L. HARWELL AND WIFE, EDITH H. HARWELL

the receipt whereof is acknowledged WE the said THOMAS J. NANCE AND WIFE, JEANETTE W. NANCE

do grant, bargain, sell and convey unto the said SUBJECT TO RESTRICTIONS HEREINAFTER CONTAINED FRANK L. HARWELL AND WIFE, EDITH H. HARWELL

the following described real estate, to-wit BEGINNING IN THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 19, RANGE 1 EAST, AND RUN THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1320 FEET TO 1/8 POST, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION A DISTANCE OF 710 FEET TO THE POINT OF BEGINNING OF THE TRACT HERE CONVEYED; FROM THE POINT OF BEGINNING THUS ESTABLISHED, RUN THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 183 FEET TO THE RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 55, THENCE ALONG SAID RIGHT-OF-WAY IN A NORTH-EASTERLY DIRECTION 441 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF SAID SECTION 15, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 395 FEET TO THE POINT OF BEGINNING. ALSO, BEGINNING AT THE AFOREMENTIONED 1/8 POST, RUNNING NORTH 710 FEET, THENCE EAST 462 FEET TO TRUE POINT OF BEGINNING, THENCE EAST 102 FEET, THENCE NORTH 28 WEST 110 FEET, THENCE WEST 28 SOUTH OR RIGHT ANGLE 90 FEET, THENCE SOUTH 28 EAST OR RIGHT ANGLE 62 1/2 FEET TO TRUE POINT OF BEGINNING, CONTAINING .027 ACRES, ALL IN SECTION 15, TOWNSHIP 19, RANGE 1 EAST; IT BEING INTENDED HERE TO CONVEY ALL LANDS OWNED BY GRANTORS IN THE NORTH 610 FEET OF THE SW 1/4 OF SAID SECTION 15, TOWNSHIP 19, RANGE 1 EAST; IT BEING THE INTENT OF THE PARTIES THAT A LINE PARALLEL WITH AND 710 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15 SHALL BE THE BOUNDARY LINE BETWEEN THE PARTIES HERETO.

AS A PART OF THE CONSIDERATION FOR SAID CONVEYANCE, IT IS UNDERSTOOD AND AGREED THAT NO BUILDING STRUCTURES OF ANY KIND WHATSOEVER SHALL BE PLACED UPON THE ABOVE DESCRIBED TRACT OF LAND FOR A PERIOD OF TEN (10) YEARS FROM THIS DATE.

situated in SHELBY County, Alabama.

To Have and to Hold, To the said FRANK L. HARWELL AND WIFE, EDITH H. HARWELL, THEIR

heirs and assigns forever.

And WE do, for OURSELVES and for OUR heirs, executors and administrators, covenant with the said FRANK L. HARWELL AND WIFE, EDITH H. HARWELL, 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 FRANK L. HARWELL AND WIFE, EDITH H. HARWELL, THEIR

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

In Witness Whereof, WE have hereunto set OUR hands and seals, this 28TH day of APRIL, 19 61.

WITNESSES:

[Signature of witness]

Thomas J. Nance (Seal.)
Jeanette W. Nance (Seal.)
(Seal.)
(Seal.)

BOOK 215 PAGE 226

THE STATE OF ALABAMA,
SHELBY County

I, L. H. ADAMS, JR.

a Notary Public in and for said County, in said State, hereby
certify that Thomas J. Nance and Jeanette W. Nance
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 this conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 28th day of April A. D. 1961

L. H. ADAMS, JR.

NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

BOOK 215 PAGE 227

THE STATE OF ALABAMA,
County

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
other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of A. D. 19

THE STATE OF ALABAMA,
County

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

Thomas J. Nance
Ch. 1, Bk. 121
Street Ala.

THOMAS J. NANCE
and
JEANETTE W. NANCE

TO

FRANK L. HARWELL
and
EDITH H. HARWELL

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 29 day of
April, 1961, and was recorded
in Vol. 215 Records of Deeds,
Pages 226 on the
2 days of May, 1961

Conrad M. Fowler
Judge of Probate.

Recording Fee, \$ 1.65
State Tax \$.50

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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 29 day of April, 1961 at M. o'clock, and
recorded in Book 215 at page 226 on the 2 day of May, 1961.

deed to 55 pd