

5386

STATE OF ALABAMA, )

COUNTY OF SHELBY. )

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, Frank L. Harwell and wife, Edith H. Harwell, in hand paid by Thomas J. Nance and wife, Jeanette W. Nance, the receipt whereof is acknowledged, we, the said Frank L. Harwell and wife, Edith H. Harwell, do grant, bargain, sell and convey subject to restrictions hereinafter contained, unto the said Thomas J. Nance and wife, Jeanette W. Nance, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at 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 the 1/8 mile post, thence North parallel to the West line of said Section 15 a distance of 660 feet to the point of beginning of the tract here conveyed. From such point of beginning, run thence easterly parallel with the South line of said Section a distance of 1320 feet to the North South half Section line of Section 15; thence northerly along said half section line a distance of 50 feet to a point; thence west parallel to the south line of said Section a distance of 1320 feet to a point on the west line of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 15; thence south parallel with west line of said Section 15 to the point of beginning; all in Section 15, Township 19, Range 1, excepting that part of the above described property which is already owned by Grantees.

As a part of the consideration for said conveyance, it is distinctly understood and agreed that no building structures or underground drainage systems of any kind whatsoever shall be placed upon or under the above described tract of land for a period of ten (10) years from this date; and it is further understood and agreed that during said ten (10) year period the timber shall not be cut from the above described land except nominal selective cutting and said land shall not be plowed or in any manner cultivated or prepared for cultivation.

TO HAVE AND TO HOLD, To the said Thomas J. Nance and wife, Jeanette W. Nance, their heirs and assigns forever, subject to the restrictions hereinabove set forth.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Thomas J. Nance and wife,

Jeanette W. Nance, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, except the restrictions hereinabove set forth; 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 Thomas J. Nance and wife, Jeanette W. Nance, their heirs and assigns forever; against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of April, 1961.

Frank L. Harwell (L.S.)

Edith H. Harwell (L.S.)

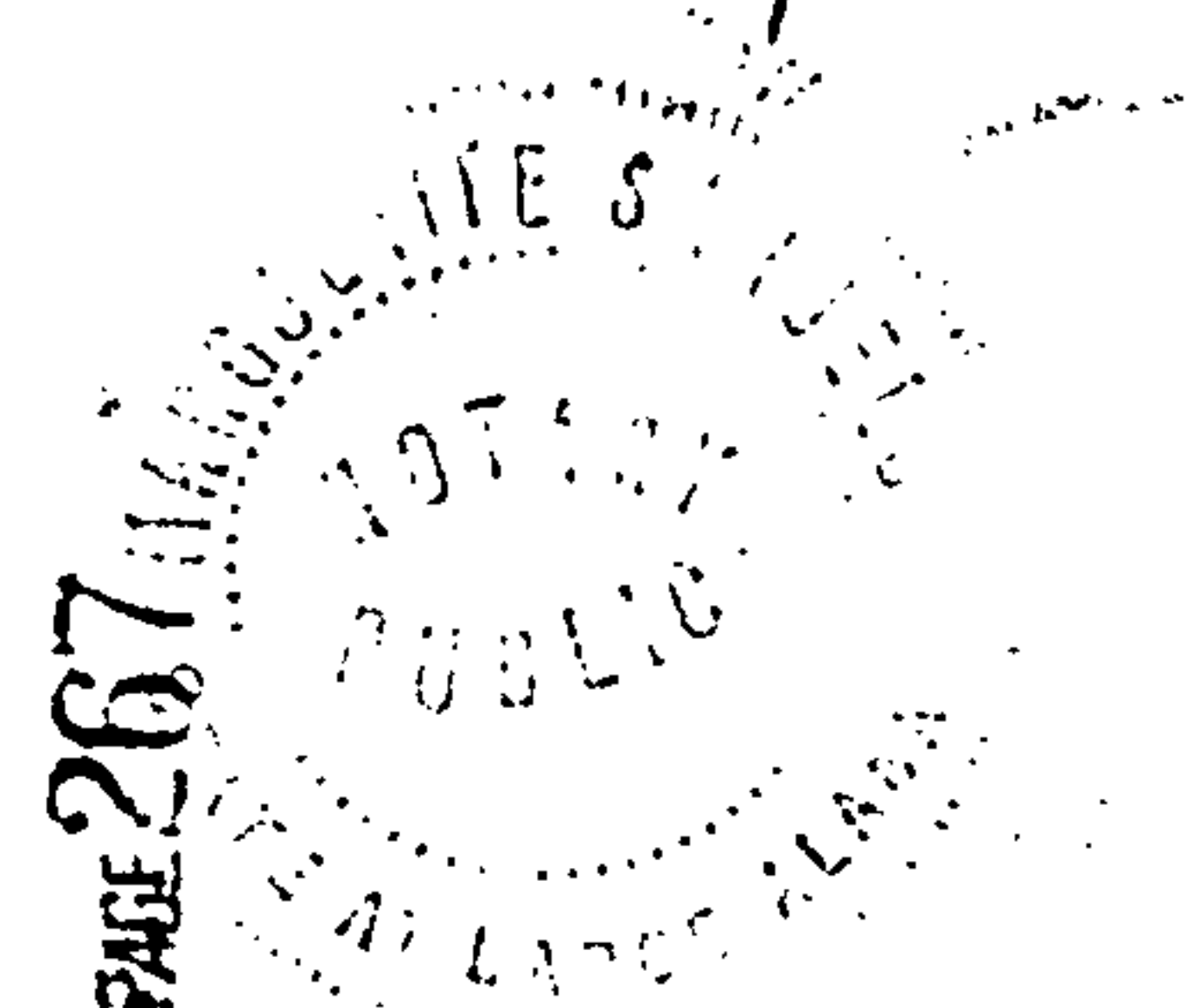
STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank L. Harwell and wife, Edith H. Harwell, 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 seal this the 27th day of April, 1961.

Marquerite Samuels  
Notary Public



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FILED 3 MAY 1961

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 27th day of April, 1961, at 1 M. o'clock, and recorded in Book 215 at page 267 the 7 day of May, 1961. Mortgage Tax        Deed Tax        has been paid.