

VALUE \$650.00

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

Shelby

County

3902

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred and Fifty no/100-----

DOLLARS

to the undersigned grantor W. E. Lovelady, Jr. and wife, Edith Lovelady

in hand paid by J. N. Tames and Naomi Florence Tames

the receipt whereof is acknowledged we the said

W. E. Lovelady, Jr. and wife, Edith Lovelady

do grant, bargain, sell and convey unto the said J. N. Tames and Naomi Florence Tames

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

Shelby

County, Alabama, to-wit:

Lots 6 and 7, Block 3 according to the map of Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County, Alabama.

This deed is given subject to the following protective covenants which shall run with the land:

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5500.00 containing at least 700 square feet in the main body of the house. All lots have a 30 foot building line from the street and a 7 foot sideline clearance. An easement of 3 feet on each side of all lot lines for public utilities shall be reserved and no buildings to be located thereon. No structures of a temporary nature such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence, either temporarily or permanently.

TO HAVE AND TO HOLD Unto the said J. N. Tames and Naomi Florence Tames

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 seal, s
this 13th day of May, 1961.

WITNESSES:

Billy McMur

WE Lovelady Jr (Seal.)
W. E. Lovelady, Jr.
Edith Lovelady (Seal.)
Edith Lovelady
(Seal.)
(Seal.)

215 PAGE 053
BOOK

BN TO: *Medlin Shores Land Co*

See me

LOVELADYS

TO

JAMES

WARRANTY DEED

JOINT 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 1 day of June 1961 at 2 o'clock P.M. and recorded in Book 215 at page 653 and examined 6-6-61 and the Mortgage Tax of \$ 1.00 has been paid Deed Tax of \$ 1.00

Judge of Probate

Fee \$ 1.45

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

I, Elsie L. Kendrick

a Notary Public in and for said County, in said State,

hereby certify that W. E. Lovelady, Jr. and wife, Edith Lovelady

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

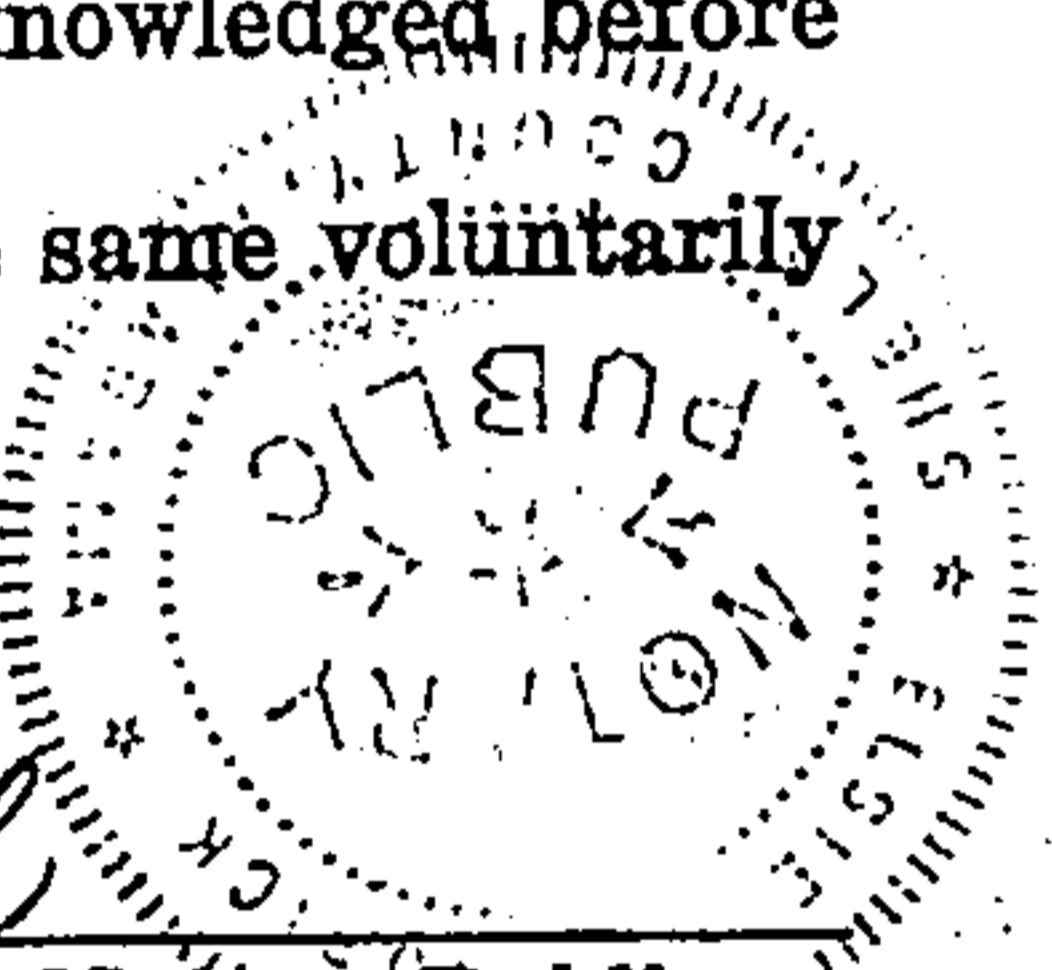
13th

day of

May, 1961.

Elsie L. Kendrick

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 1 day of June 1961 at 2 o'clock and recorded in Book 215 at page 653 on the 6 day of June 1961. Mortgage Tax 1.00 Deed Tax 1.00 has been paid.

Conrad M. Fowler

Judge of Probate