

State of Alabama

SHELBY

County

4069

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred Dollars and other good and valuable consideration
to the undersigned grantor, The Warren Agency, Inc.
a corporation, in hand paid by James H. Barefield and Wife, Mary Lou Barefield
the receipt whereof is acknowledged, the said
The Warren Agency, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

James H. Barefield and Wife, Mary Lou Barefield
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 17, Block One according to the Map on file in the Judge of Probate Office Shelby
County, Alabama (known as the Dunwar Estates Subdivision) in map book 3, page 154

It being hereby agreed by all parties concerned with the transfer of title of this
property that in further consideration for the transfer of title that no building
shall be erected upon this property now or at any future time except a building for
a residence of not less than 1050 square footage and of such a nature and outside
appearance as is in general keeping with the surrounding dwellings, and that no
outbuildings shall be erected such as farm buildings, and that no farm animals shall
be kept on this property such as cows, chickens, goats, etc. It being the intent of
this covenant that this property be used for residential dwelling purposes and that
purpose alone.,

James H. Barefield and Wife,
TO HAVE AND TO HOLD said property unto the said Mary Lou Barefield
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 said The Warren Agency, Inc.

does for itself, its successors

and assigns, covenant with said James H. Barefield and Wife, Mary Lou Barefield, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said James H. Barefield and Wife, Mary Lou
Barefield, their

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

IN WITNESS WHEREOF, The said

The Warren Agency, Inc.

has hereunto set its

signature by Carlos C. Warren

its

President,

who is duly authorized, on this 9th day of June, 1961

ATTEST:

Secretary.

By

Vice-President.

8483

RETURN TO
BHAM FEDERAL SAV. & LOAN ASSN
511 SO. 20TH ST.
BIRMINGHAM, ALA.

TO

CORPORATION
WARRANTY DEED
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 13 day
of June 1961 at 10 o'clock M
and recorded in 111 Record 216
page 34 and examined 6-22-61
and the Mortgage Tax of \$ 17.80
Deed Tax of \$ 1.45 has been paid.

Fee \$ 1.45
177 Shelby
Judge of Probate

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

17.80
1.45

18.25

State of Alabama

Shelby

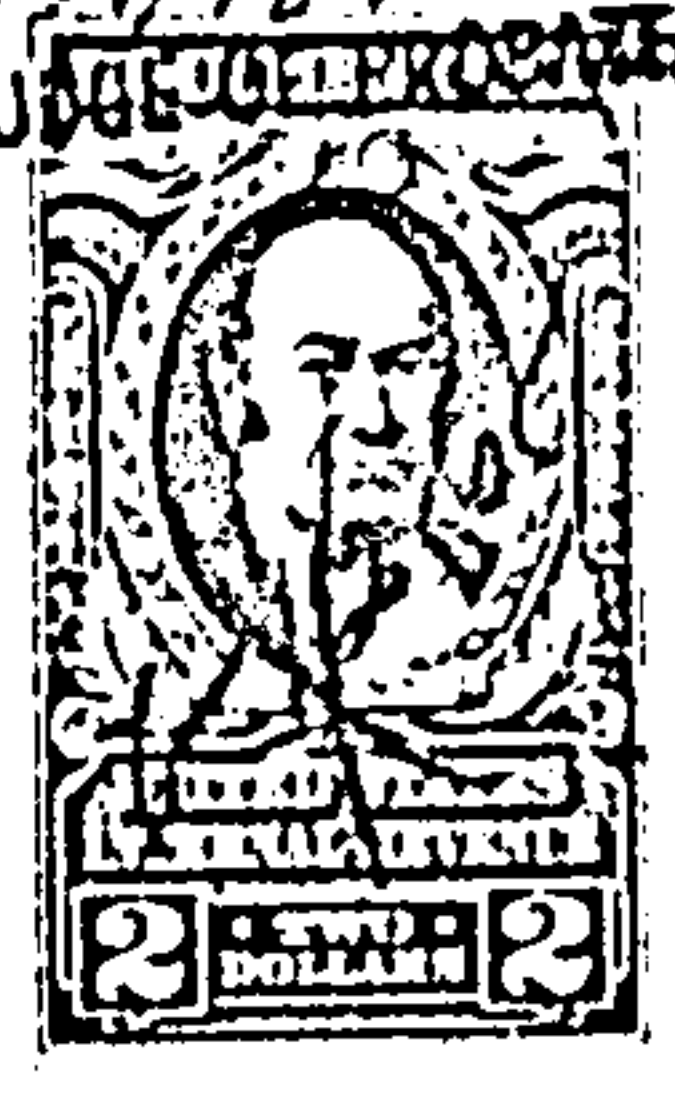
County

I, H. E. Timmermen, a Notary Public in and for said
county in said state, hereby certify that Carlos C. Warren
whose name as President of the The Warren Agency, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9th day of June, 1961

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
6-13-61
RECORDED & \$ 17.80 MTG. TAX
& 1.45 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

H. E. Timmermen
Notary Public.



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