

THE STATE OF ALABAMA,

Shelby County

Know All Men by These Presents,

That for and in consideration of Four Thousand Four Hundred and No Hundredths

(\$4,400.00)

Dollars

to the undersigned grantors Herbert R. Maulitz and wife, Joy F. Maulitz

in hand paid by Richard A. Clayton, Jr.

the receipt whereof is acknowledged the said

Herbert R. Maulitz and Joy F. Maulitz

do grant, bargain, sell and convey unto the said Richard A. Clayton, Jr.

the following described real estate, to-wit: A tract of land situated in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 2, Township 21 South, Range 2 West being more particularly described as follows:

Begin at the Northwest corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 2, Township 21 South, Range 2 West and run in an Easterly direction along the Northerly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 302.69 feet to the point of beginning; thence continue along the last stated course a distance of 1049.64 feet to the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence 86° 27' 09" to the right in a Southerly direction and along the Easterly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 932.57 feet to a point; thence 93° 34' 41" to the right in a Westerly direction a distance of 1044.11 feet to a point; thence 86° 04' 49" to the right in a Northerly direction a distance of 932.01 feet to the point of beginning.

Subject to restrictive covenant running with the land restricting subdivision and use of property, as recorded in Deed Volume 204 at Page 205 in the office of the Judge of Probate of Shelby County, Alabama;

~~to the undersigned grantors Herbert R. Maulitz and wife, Joy F. Maulitz~~  
~~do grant, bargain, sell and convey unto the said Richard A. Clayton, Jr.~~  
 easements to Alabama Power Company as shown by instruments recorded in Deed Book

207, Page 235, and Deed Book 236, Page 264, in said Office, rights regarding construction of a dam, water flow rights and rights pertaining thereto as

set out in Agreement between L. T. Bounds and Dean R. and Earlene H. Upson dated March 27, 1959, and recorded in Volume 200, page 207 in said Office, and all rights outstanding, conditions, limitations and restrictions arising out of instrument headed "Easement running with land, and Agreement", dated April 1, 1959, and entered into between L. T. Bounds and Green Valley, Inc., recorded in Volume 200, Page 269 in said Probate Office.

Situating in Shelby County, Alabama.





TO HAVE AND TO HOLD, TO THE SAID Richard A. Clayton, Jr.

Heirs and Assigns forever.

And WE do, for OUR heirs, executors and administrators,  
covenant with the said Richard A. Clayton, Jr.

Heirs and Assigns, that they are lawfully seized in fee simple of said  
premises; that they are free from all encumbrances, and that they have  
have a good right to sell and convey the same as aforesaid; that they will,  
and their heirs, executors and administrators shall, warrant and defend the same to the said  
Richard A. Clayton, Jr., his

Heirs and Assigns forever, against the lawful claims of all persons.

Said Richard A. Clayton, Jr., for himself, his heirs, executor,  
administrators and assigns does covenant with said grantors, their heirs  
and assigns that no fence, hedge, row of trees or other barrier or separation  
line will be established less than three hundred feet from the southern line  
or less than one hundred feet from the western line of the property herein  
conveyed.

IN WITNESS WHEREOF, WE have hereunto set our hands and seals, this

21 day of May, 19 61.

WITNESSES:

Herbert R. Maulitz (SEAL)  
Joy F. Maulitz (SEAL)  
(SEAL)

STATE OF ALA. SHERIFF CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8 AM  
6-22 1961  
RECORDED & ✓ MTG TAX  
& 4.50 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

THE STATE OF ALABAMA,  
Jefferson

County

I, Frances Dalrymple

Conrad M. Louder  
JUDGE OF PROBATE

a Notary Public in and for said County, in said State, hereby  
certify that Herbert R. Maulitz and Joy F. Maulitz  
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 22nd day of June

My commission expires July 10, 1962

Frances Dalrymple

THE STATE OF ALABAMA, }