

State of Alabama }
Shelby County }

1238

5600.00
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- DOLLARS
and of the grantees satisfying in full that certain indebtedness due by the grantors herein to
C. G. Clemmons and for other good and valuable consideration,
to the undersigned grantor H. C. Reeves and wife, Nora L. Reeves

in hand paid by C. G. Clemmons and Evelyne Clemmons

the receipt whereof is acknowledged we the said
H. C. Reeves and wife, Nora L. Reeves

do grant, bargain, sell and convey unto the said
C. G. Clemmons and Evelyne Clemmons

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

Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6 and 7 in Block F;
Lots 15, 16, 17, 18, 19, 20 and 21 in Block D;
All according to the plat of Wilmont Subdivision as recorded in the office of the
Probate Judge of Shelby County, Alabama, in Map Book 3 page 124.

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

No dwelling house shall hereafter be erected on the demised premises which shall cost
less than \$5500.

The demised premises shall be used exclusively for residential purposes, and no
business shall be conducted thereon even though incidental to such use.

TO HAVE AND TO HOLD Unto the said C. G. Clemmons and Evelyne Clemmons

as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intent.. 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 11th day of December, 1961.

WITNESSES:

H. C. Reeves (Seal.)
Nora L. Reeves (Seal.)
(Seal.)
(Seal.)

RETURN TO:

C. H. Reeves

TO

8712 Westview - Decatur, Ala.

Blm. 16

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

C. H. C.

6.00

1.45

14.05

State of ALABAMA

COUNTY

SHELBY

I, *Martha B. Joines*

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

hereby certify that H. C. Reeves and wife, Nora L. Reeves

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

11th day of December, 1961.

Martha B. Joines
Notary Public.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *8/11/61*

12-11-1961
RECORDED & S. MTG. TAX
\$ *6.00* HAS BEEN
PD. ON THIS INSTRUMENT.

Carroll J. Anderson
CLERK OF COURSE

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BOOK 812