

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

State of Alabama

Shelby

County

2887
2580
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor Ethel L. Rogers, a widow

in hand paid by Clyde Walker, Jr. and Wilda V. Walker

the receipt whereof is acknowledged I the said

Ethel L. Rogers, a widow

do grant, bargain, sell and convey unto the said

Clyde Walker, Jr. and Wilda V. Walker

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

Shelby

County, Alabama, to-wit:

Lots 2, 3, and 4 in Block 8 according to Wilmont Gardens, as shown by map recorded in Map Book 4 on page 6 in the Probate Office of Shelby County, Alabama, EXCEPTING highway right of way.

Lots 3 and 4 in Block 1 according to Wilmont Gardens, as shown by map recorded in Map Book 4 on page 6 in the Probate Office of Shelby County, Alabama.

Subject to protective covenants as follows:

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5500 containing at least 700 square feet in the main body of the house.

All lots have a 30 foot building line from street and a 7 foot side line 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 Clyde Walker, Jr. and Wilda V. Walker

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances,

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,
this 16th day of March, 1962.

WITNESSES:

Ethel L. Rogers (Seal.)
Ethel L. Rogers

(Seal.)

(Seal.)

(Seal.)



To

Clyde and Wilda V. Walker

300 Thrupp Bell

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACT

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

1. Martha B. Joiner

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

hereby certify that Ethel L. Rogers, a widow

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

16 d

day of March, 1962

Notary Public

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/21/12

RECORDED & \$.....INTG. TAX
 & \$500 TAX HAS BEEN
 PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE