

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of TWELVE HUNDRED AND NO/100 ----- DOLLARS

to the undersigned grantor Sadie Benson, a widow

in hand paid by Joshua R. Morrison and Ruben K. Gunnells

the receipt whereof is acknowledged I the said Sadie Benson, a widow

do grant, bargain, sell and convey unto the said Joshua R. Morrison and Ruben K. Gunnells

the following described real estate, situated in Shelby County, Alabama,

to-wit: A parcel of land described as follows: Commence at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 34, Township 24 North, Range 15 East, thence run South along the East line of said quarter-quarter Section, a distance of 129.11 feet, to the South Margin of a gravel road and the point of beginning, thence continue South along the East line of said quarter -quarter Section a distance of 166.69 feet, thence turn an angle of 66 degrees 46 minutes to the right and run a distance of 36.05 feet, thence turn an angle of 77 degrees 17 minutes to the right and run a distance of 36.71 feet, thence turn an angle of 44 degrees 24 minutes to the right and run along the East Bank of a drain, a distance of 126.70 feet, to the South Margin of said gravel road, thence turn an angle of 45 degrees 52 minutes to the right and run along the South Margin of said gravel road, a distance of 44.35 feet, to the point of beginning. Situated in the Northeast quarter of the Southeast quarter of Section 34, Township 24 North, Range 15, East, Shelby County, Alabama, lying North of Waxahatchee Creek. Subject to flood rights of Alabama Power Company, if any.

Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by grantor situated between the South line of lots described in ~~Map~~ Map and the North side of Waxahatchee Creek.

This property is to be used for residential purposes only and dwellings are restricted to a minimum cost of \$1500.00. No structure of a temporary nature, such as trailers, tents shacks or boat houses shall be used as a residence, either temporarily or permanently, with the understanding that the trailer presently situated on the above described property is excepted from this restriction.

TO HAVE AND TO HOLD, To the said Joshua R. Morrison and Ruben K. Gunnells, their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Joshua R. Morrison and Ruben K. Gunnells, 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 Joshua R. Morrison and Ruben K. Gunnells, 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 July, 1963

WITNESSES:

Sadie Benson (Seal.)

(Seal.)

(Seal.)

(Seal.)

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BOOK

Pick up
RETURN TO:

TO

Bl. Box 443

Montgomery, Ala.

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$ 1.50

RECORD FEE \$ 1.45

TOTAL \$ 1.65

460

State of ALABAMA

General Acknowledgment

SHELBY

COUNTY

I, ~~W. W. Robren~~ Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Sadie Benson, 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 16th day of

July

A. D. 1963

~~W. W. Robren~~

Notary Public.

Oliver P. Head

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7-17 1963
RECORDED & 56 MTG. TAX
& 51.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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