

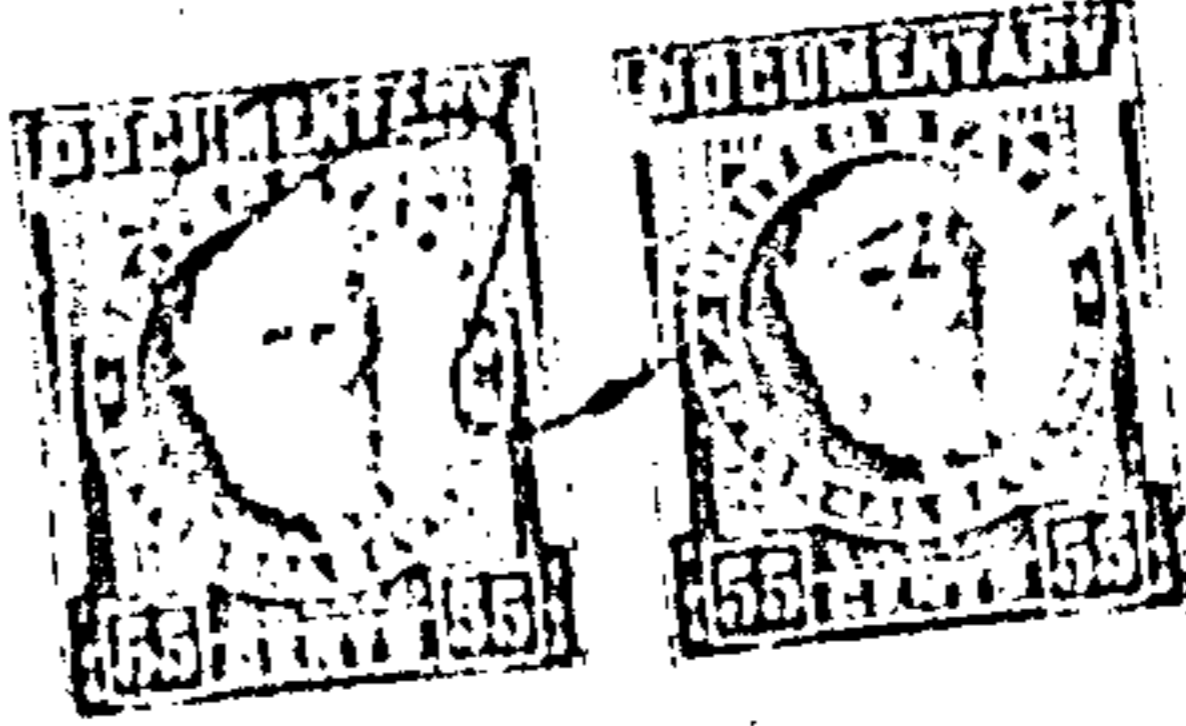
5914

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Dollars and other good and valuable consideration DOLLARS to the undersigned grantor B. D. Beavers and wife, Mildred F. Beavers

in hand paid by Joe Mooney



the receipt whereof is acknowledged we the said B. D. Beavers and wife, Mildred F. Beavers

do grant, bargain, sell and convey unto the said Joe Mooney

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

to-wit:

Commence at the northwest corner of Section 6, Township 21 South, Range 2 East and run along said section line north 89 deg. 30 min. East 660 feet; thence south 00 deg. 37 min. West 660 feet; thence north 89 deg. 30 min. East 313.20 feet, more or less, to westerly right of way line of Alabama Highway No. 25; thence turn an angle to right of 32 deg. 57 min. and run southeasterly 66 feet across said right of way to the northmost corner of Basil Smith lot; thence continue in the same direction along the northeasterly line of Smith lot 216.14 feet to the eastmost corner of said Smith lot; thence turn an angle of 90 deg. to the left and run 125 feet to point of beginning of lot described herein; thence continue in the same direction 132 feet; thence turn an angle of 90 deg. to left and run northwesterly direction 218.16 feet to easterly right of way line of said Highway; thence along same in a southwesterly direction 132 feet to northmost corner of Baker lot; thence run southeasterly along northerly line of Baker lot 216.14 feet to point of beginning.

Subject to restriction "that the above lot will only be used as residential property and that no dwelling house costing less than \$8,000 at the time constructed shall be permitted to be constructed on said lot. This shall be a protective covenant running with the land and any violation of the same may be enjoined in a court of competent jurisdiction."

TO HAVE AND TO HOLD, To the said Joe Mooney, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Joe Mooney, his

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 Joe Mooney, his

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

In Witness Whereof, we have hereunto set our hands and seals

this 10th day of August, 1963.

WITNESSES:

B. D. Beavers (Seal)
Mildred F. Beavers (Seal)
(Seal)
(Seal)

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RETURN TO:

BEAVERS

TO

JOE MOONEY

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

State of

ALABAMA

General Acknowledgment

SHELBY COUNTY

1.45
1.00
1.10
3.55

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that B. D. Beavers and wife, Mildred F. Beavers 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 10th day of August

A. D. 1963

Martha B. Joiner
Notary Public

STATE OF ALA. SHELBY CO.
RECORDED & PAID TAX HAS BEEN PD. ON THIS INSTRUMENT.

State of

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19_____

Notary Public.

State of

COUNTY

Separate (and General) Acknowledgment by Wife

I, _____, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this _____ day of _____, 19_____

Notary Public.

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