

THE STATE OF ALABAMA

SHELBY County



1963

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred and No/100 ----- DOLLARS to the undersigned grantor James C. Shelly and wife, Patsy McAliley Shelly

in hand paid by Thomas A. Walton and wife, Ira Sue Littleton Walton the receipt whereof is acknowledged, these the said grantors

do grant, bargain, sell and convey unto the said grantees

the following described real estate, to-wit: Lot 19, Block 1 according to the map on file in the Judge of Probate Office, Shelby County Alabama, known as the Dunwar Estates Subdivision, recorded in Map Book 3, Page 154. It being hereby agreed by all parties concerned with the transfer of title of this property that in further consideration for the transfer of title that no building shall be erected upon this property now or at any future time except a building for a residence of not less than 1050 square footage and of such a nature and outside appearance as is in general keeping with the surrounding dwellings, and that no outbuildings shall be erected such as farm buildings, it being the intent of this covenant that this property be used for residential dwellings purposes only. And GRANTEES shall assume that certain mortgage in full as held by Birmingham Federal Savings and Loan Assn., situated in SHELBY County, Alabama. 511 S. 20th Street, Birmingham, Alabama

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to their heirs and assigns, forever.

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, this 30th day of December, 1963

WITNESSES:

James C. Shelly, Jr. (Seal)
Patsy McAliley Shelly (Seal)
Thomas A. Walton (Seal)
Ira Sue Littleton Walton (Seal)

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RECEIVED

THE STATE OF ALABAMA

County

TO

Box 247

Montevallo, Ala.

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the

day of , 19

and was recorded in Vol. Record of

Deeds, Pages on

the day of , 19

Given under my hand at office, this

day of , 19

Judge of Probate

Record Fee, \$

THE STATE OF ALABAMA

Shelby County

1. Elsie L. Kendrick

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

hereby certify that James C. Shelly Jr. and Thomas A. Walton

whose name S. 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 this 30th day of December, A.D. 1963

Elsie L. Kendrick

THE STATE OF ALABAMA

County

a in and for said County, in said State, do hereby certify that

a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that

the grantor, voluntarily executed the same in presence and in the presence of the other subscribing

witness, on the day the same bears date; that attested the same in the presence of the grantor,

and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand this day of , A.D. 19

THE STATE OF ALABAMA

Shelby County

1. Elsie L. Kendrick

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

do hereby certify that on the 30th day of December, 1963, came before me the

within named Patsy Malick Shelly and Sara Sue Walton known to me (or made known to me) to be the wife of

the within named James C. Shelly Jr. and Thomas A. Walton

who being examined separate and apart from the husband, touching her signature to the within con-

veyance, acknowledged that she signed the same of her own free will and accord, and without fear, con-

straint or threats on the part of the husband S.

In Witness Whereof, I hereunto set my hand this 30th day of Dec, A.D. 1963

Elsie L. Kendrick

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