

The State of Alabama

SHELBY

COUNTY

2576

Know All Men by These Presents, That in consideration of ONE DOLLAR and other good and valuable
consideration DOLLARS

to the undersigned grantor Sadie Benson, a widow

in hand paid by James R. Weed and wife, Doris W. Weed

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

do grant, bargain, sell and convey unto the said James R. Need and wife, Doris W. Need

the following described real estate, to-wit Lot Number 27 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4 page 28 in the Office of Judge of Probate, Shelby County, Alabama. Said lot being more particularly described as follows: Commence at the Northwest corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 34, Township 24 North, Range 15 East and run North 88 deg 12 minutes East along the North boundary line of said quarter-quarter section a distance of 125 feet to a point; run thence South 0 deg 06 minutes East a distance of 275 feet to the Northeast corner and the point of beginning of the lot herein described; turn thence an angle of 91 deg 42 minutes to the right and run a distance of 100 feet; turn thence an angle of 88 deg 18 minutes to the left and run a distance of 60 feet; turn thence an angle of 69 deg 28 minutes to the left and run a distance of 105.67 feet to the Southwest corner of Lot Number 29; turn thence an angle of 110 deg 72 minutes to the left and run a distance of 100 feet to the point of beginning.

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 lot conveyed and the North side of Waxahatchee Creek. All lots are 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.

permanently.
situated in Shelby County, Alabama.

To Have and to Hold, To the said James R. Need and wife, Doris N. Need, their

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said James R. Weed and wife, Doris W. Weed, 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 James R. Weed and wife, Doris W. Weed, their

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

In Witness Whereof, I have hereunto set my hand and seal, this 3rd day of Nov 1911

day of January, 19 59.

WITNESSES:

Nadie Benson (Seal.)

_____ (Seal.)

_____ (Seal.)

_____ (Seal.)

THE STATE OF ALABAMA,

SHELBY

County

I, Cecil Davis,

a Notary Public, State at Large

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 this conveyance, she

executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 3rd day of January A. D. 19 59.

Cecil Davis
Notary Public, State at Large

THE STATE OF ALABAMA,

County

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

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

voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the
day the same bears date; that

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,

County

a in and for said County, in said State, hereby
certify that on the day of 19

within named known to me (or made 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

acknowledged that she signed the same of her own

free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this day of A. D. 19

BCCN 240 PAGE 204

TO

Mrs. Mary Davis P. H.

Warranty Deed

THE STATE OF ALABAMA

County

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. Records of Deeds,

Pages on the

days of 19

Judge of Probate.

Recording Fee, \$

State Tax \$

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