

This instrument was prepared by

(Name) Arthur J. Hanes, Attorney

(Address) 617 Frank Nelson Building, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars and other valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I

Walter Anderton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John N. Yauger

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of SW 1/4 of NW 1/4 of Sect. 5 T 20S R3W thence South 60 ft. for a point of beginning, thence South for a distance of 1261.48 ft., thence South-east at an angle of 91° 57' 30" for a distance of 1324.67', thence Northwest at an angle of 44° 10' plus or minus for a distance of 1705' more or less, thence to the point of beginning.

As part of the consideration herein, grantee agrees and covenants to erect no buildings of any kind or description nearer than 100 ft. to the property line described above as running northwest at an angle of 44° 10' plus or minus for a distance of 1705' more or less thence to the point of beginning. Grantee further covenants that this land shall be restricted to residential use only.

This description and conveyance includes surface rights only.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

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, unless otherwise noted above; 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 hands and seal, this

day of

STATE OF ALA., SHELBY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED ON

7-20-1966 (Seal)

RECORDED & \$ MTG. TAX (Seal)

\$ 6.50 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT. (Seal)

Conrad M. Fowler

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Arthur J. Hanes, a Notary Public in and for said County, in said State, hereby certify that Walter Anderton, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, A. D., 1966

Arthur J. Hanes
Notary Public

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