

This instrument was prepared by

(Name) WALLACE and ELLIS, Attorneys

(Address) Columbiana, 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 Thousand and 00/100 Dollars

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

W. C. Billingsley and wife, Ethel Billingsley

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

Alsim, Inc.

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

Commence at the SE corner (in place) of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West; thence South 88 deg. 23' West (Magnetic Bearing) along the South boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section line established by Frank W. Wheeler, Registered Land Surveyor #3385, a distance of 279.20 feet to the point of beginning of the lot herein described; thence continue South 88 deg. 23' West along said South $\frac{1}{4}$ $\frac{1}{4}$ Section line a distance of 346.45 feet to a point; thence turn an angle of 116 deg. 43' to the right and run North 25 deg. 06' East a distance of 175.80 feet to a point on the South margin of the Mooney County road; thence turn an angle of 93 deg. 42' to the right and run South 61 deg. 12' East along South margin of said Mooney County Road a distance of 310.10 feet to the point of beginning.

Said lot is lying in the City of Columbiana, Alabama, and is located in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West, and contains 0.62 acres, more or less.

IT IS COVENANT AND AGREED THAT:

1. The ground floor area of the main structure to be constructed on said above described property, exclusive of one story open porches, and garages, shall be not less than 1,000 square feet for a one story dwelling, nor less than 1,000 square feet for a dwelling of more than one story.

2. No building shall be erected on any lot nearer to the front lot line than fifty feet; no building shall be located nearer to the side lot line than 25 feet; no building or other structure may be located closer than five feet from the back property line. (for continuation, see reverse side hereof)

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s), this 11th day of May, 1967.

(Seal)

(Seal)

(Seal)

W.C. Billingsley

Ethel Billingsley

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. C. Billingsley and wife, Ethel Billingsley, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 11th day of May, 1967, 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 11th day of May

May

A. D., 1967

Lannie Brasher

Notary Public.

WARRANTY DEED

STATE OF ALABAMA,
County.

TO

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

3. No lot shall be used except for residential purposes. No building shall be erected altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
6. No livestock of any kind shall be raised, bred or kept on any lot, except that dogs cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

IT IS UNDERSTOOD AND AGREED THAT THE ABOVE AND FOREGOING COVENANTS ARE TO RUN WITH THE LAND.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5-2-1927

RECORDED & \$ MTG. TAX

\$ 1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE