

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTEEN HUNDRED AND NO/100 (\$1,700.00) DOLLARS

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

Vivian Rae Davis, a widow

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

William R. Bennett and wife, Mable L. Bennett

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

A parcel of land described by meets and bounds as follows: Commencing at the Southwest corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, run eastward along the southern line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 311.97 feet more or less to a point in the southeasterly line of Shelby County Road No. 17; thence continuing along the southern line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 459.01 feet to point of beginning of the property hereby conveyed; from the point of beginning thus obtained continue eastward along said southern line 253.6 feet; thence turning an angle to the left of 127° 54' run northwestward 446.79 feet more or less to the southeastern line of said road; thence turning an angle to the left of 90° run southwestward along the southeastern line of said road 200 feet; thence turning an angle to the left of 90° run southeastward 292.21 feet more or less to the point of beginning; containing 1.695 acres, more or less. Minerals and mining rights which are outstanding and not owned by the grantor herein are excepted from this conveyance.

As a part of the consideration for this conveyance, the said property above described is restricted to use for residence purposes only and no temporary building or trailer shall be used for residence purposes thereon, and this shall be a covenant and restriction running this said land. 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of January, 19 68.

STATE OF ALABAMA
SHELBY COUNTY
RECORDED
JAN 15 1968
U.C.C. FILED AS SHOWN ABOVE
JUDGE OF PROBATE

(SEAL)

Vivian Rae Davis
Vivian Rae Davis (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Vivian Rae Davis

a Notary Public in and for said County,

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, A.D. 19 68

Barbara Sichert
Notary Public

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This instrument was prepared by
SHUFORD B. SMYER of
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BIRMINGHAM, ALA. 35203