

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Eight Hundred Fifty and no/100 DOLLARS

to the undersigned grantor Roy Downs

in hand paid by Bennie Lucas and wife, Jacqueline Lucas

the receipt whereof is acknowledged I the said Roy Downs

do grant, bargain, sell and convey unto the said Bennie Lucas and wife, Jacqueline Lucas

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit: Lots 10, 11, 12, 13, 14, 15, & 16 in Block 7, according to the map of Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County, Alabama.

This deed is given subject to the following protective covenants which shall run with the land:

All lots are for residential purposes only, and dwellings are restricted to a minimum cost of \$5500.00 containing at least 700 square feet in the main body of the house.

All lots have a 30 foot building line from the street and a 7 foot sideline clearance. An easement of 3 feet on each side of all lot lines for public utilities shall be reserved and no buildings to be located thereon. No structures of a temporary nature such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence, either temporarily or permanently.

TO HAVE AND TO HOLD Unto the said Bennie Lucas and wife, Jacqueline Lucas

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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;

except protective covenants 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 hand and seal,

this 3rd day of February, 1968

WITNESSES:

Roy Downs (Seal)

Elizabeth P. Jones (Seal)

(Seal)

(Seal)

790

251

Return to:

David Lee
H. P. 150
Woolworth

TO

100
141
241

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed
was filed in this office for record on
the _____ day of _____ 19____
at _____ o'clock _____ M., and was duly re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

STATE OF Alabama

Shelby

COUNTY

I, *Carlene R. Hadaway*

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

hereby certify that

Roy Downs and wife, Elizabeth P. Downs

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 *3rd* day of *February* 19 *68*

Carlene R. Hadaway As Notary Public

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

2/8 19 *68*

RECORDED & \$ _____ MTG. TAX

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

Conrad M. Fowler
JUDGE OF PROBATE

Notary Public, State of Alabama at Large
My Commission Expires December 12, 1969
Bonded by U.S.F. & G.

191

251
152X003