

This instrument was prepared by

(Name) Warren B. Crow III.

(Address) 2012 Sixth Avenue North, 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 Four Hundred twenty-five (\$425.00) Dollars and other good and valuable consideration

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

M. C. Crow and wife Helen J. Crow and J. K. Langford, a single man

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

John R. Smith

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

Tract of land located in the South half of the SW 1/4 of Section 22, Township 21 South, Range 3 West more particularly described as follows:

Commence at the SE corner of said half quarter section thence. West along the south boundary of said half quarter section 965 feet to the point of beginning of tract of land herein described, thence continue along the last mentioned course 671.79 feet, thence 33° 30' right 325 feet to the south right of way boundary of a 50-foot street thence 91° 30' right along said right of way boundary of street 671.79 feet thence 33° 30' right 325 feet to the point of beginning.

The above property is sold subject to the following restrictions:

1. No house shall be erected on any lot having less than 1000 square feet of floor space and must be equipped with indoor toilets facilities. Under no condition will outdoor toilets be permitted on the property.
2. No structures of temporary character such as trailers, tents, barns or other out buildings shall be used as residence either temporarily or permanently.
3. No building shall be closer than 35 feet from the front of property line.
4. Sewage tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.
5. Easement to be granted to Alabama Power Company.

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, I have hereunto set my hands(s) and seal(s), this 3th

day of June, 1966

(Seal)

(Seal)

(Seal)

M. C. Crow

(Seal)

Helen J. Crow

(Seal)

Helen J. Crow

J. K. Langford

(Seal)

J. K. Langford

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Grace M. Rice, a Notary Public in and for said County, in said State, hereby certify that M. C. Crow and wife Helen J. Crow and J. K. Langford a single man whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, 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 3th day of June, A. D., 1966

Grace M. Rice

Notary Public.