

Tax 2.00  
Rec. 3.00

757

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That for and in the consideration of the sum of Two Thousand and No/100 Dollars (\$2,000.00) and other valuable considerations to the undersigned Grantors, Levert G. Gravlee and Frances M. Gravlee, husband and wife, in hand paid by Jon E. Hydrick, the receipt whereof is hereby acknowledged, we, the said Grantors, Levert G. Gravlee and Frances M. Gravlee, have sold and we do hereby grant, bargain, sell and convey unto the said Grantee, Jon E. Hydrick, the following described real property, situated in Shelby County, Alabama, viz:

PARCEL 1. A parcel of land situated in the East half of the Northwest Quarter ( $\frac{1}{4}$  of  $\frac{1}{4}$ ) of Section 29, Township 19, South, Range 2, West, in Shelby County, Alabama, particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 29 and run thence Westerly along the North line thereof for a distance of 1310.0 feet to a point; thence turn 40 degrees 11 minutes 30 seconds left and run Southwesterly for a distance of 929.58 feet to a point; thence turn 10 degrees, 04 minutes, 20 seconds right and run Southwesterly for a distance of 591.73 feet to the point of beginning of the property hereby conveyed; thence turn 35 degrees, 34 minutes, 50 seconds left and run Southeasterly 591.47 feet to a point on the sub-tangent of a curve of the center line of a 60 foot wide road; said curve having a central angle of 26 degrees 26 minutes; thence turn 57 degrees, 39 minutes, 30 seconds right and run Southwesterly for a distance of 67.40 feet to the P.I. (point of intersection) of said curve; thence turn 26 degrees 26 minutes right and run Southwesterly for a distance of 333.87 feet along said center line to a point on the West line of said East half of the Northwest Quarter; thence turn 120 degrees, 14 minutes, 30 seconds right and run Northerly along said West line of the East half of the Northwest Quarter for a distance of 716.35 to a point; thence turn 61 degrees, 14 minutes 30 seconds right and run Northeasterly for a distance of 92.59 feet, more or less, to the point of beginning; also,

PARCEL 2. A parcel of land situated in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of Section 29, Township 19, South, Range 2, West, in Shelby County, Alabama, particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 29 and run thence Westerly along the North line thereof, for a distance of 1310.0 feet to a point; thence turn 40 degrees 11 minutes, 30 seconds left and run Southwesterly for a distance of 929.58 feet to a point; thence turn 10 degrees, 04 minutes, 20 seconds right and run Southwesterly for a distance of 165.81 feet to a point; thence turn 83 degrees, 07 minutes, 40 seconds right and run Northwesterly for a distance of 377.47 feet to a point on the Southeasterly right-of-way line of an 80 foot wide County Road, known as Rutherford Road, said point being the point of beginning of the property hereby conveyed; thence turn 180 degrees and run Southeasterly for a distance of 377.47 feet; thence turn 96 degrees, 52 minutes, 20 seconds right and run Southwesterly for a distance of 528.56 feet, more or less, to a point on the West line of said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence turn 118 degrees, 45 minutes, 30 seconds right and run Northerly along said West quarter-quarter section line for a distance of 370.09 feet, more or less, to an intersection of said West quarter-quarter section line with said Southeasterly right-of-way line of Rutherford Road; thence turn right and run Northeasterly along said right-of-way line for a distance of 309.50 feet, more or less, to the point of beginning; also,

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PARCEL 3. A parcel of land situated in the East half of the Northwest Quarter (E $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of Section 29, Township 19, South, Range 2, West, in Shelby County, Alabama, particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section 29, and run thence Westerly along the North line thereof for a distance of 1310.0 feet to a point; thence turn 40 degrees, 11 minutes, 30 seconds left and run Southwesterly for a distance of 929.58 feet to a point; thence turn 10 degrees, 04 minutes, 20 seconds right and run Southwesterly for a distance of 300.89 feet to the point of beginning of the property hereby conveyed; thence continue Southwesterly on the last described course for a distance of 300.89 feet to a point; thence turn 85 degrees, 34 minutes 50 seconds left and run Southeasterly for a distance of 591.47 feet to a point on the center line of a 60 foot wide road; thence turn 122 degrees, 20 minutes, 10 seconds left and run Northeasterly along said Center line for a distance of 173.13 feet to the P.I. (point of intersection) of a curve having a central angle of 12 degrees, 57 minutes; thence turn 12 degrees, 57 minutes right and run Northeasterly along said center line for a distance of 162.96 feet to a point on the sub-tangent of a curve to the right having a central angle of 21 degrees, 03 minutes; thence turn 70 degrees, 36 minutes, 50 seconds left and run Northwesterly for a distance of 467.36 feet, more or less, to the point of beginning.

Said property is sold and conveyed subject to:

1. Outstanding minerals and mining rights not owned by Grantors, as shown in a deed recorded in Deed Book 42, page 246 in the Probate Office of said County; and,
2. Advalorem taxes for 1960, due October 1, 1969; and,
3. Right of way granted to Alabama Power Company, as is described in instruments recorded in Volume 124 of deeds, page 493, and in Volume 214 of deeds, page 631 in the Probate Office of said County; and,
4. That part of subject property, if any, included in the right-of-way of Lookout Trail.

As a part of the consideration herefor, the Grantee herein shall execute and deliver to the Grantors, a purchase money first mortgage, conveying said property, to secure payment of \$18,000.00, due as balance of consideration for this conveyance.

As to the separate parcels of said property which front on Lookout Trail, and above described, the same is sold and conveyed subject to the following conditions, limitations and restrictions which are imposed thereon, viz:

1. Each said parcel shall be used for residential purposes only.
2. It is intended that said property shall be used as a site for only one single family type residence of not less than 1400 square feet of floor area, exclusive of porches, terraces and car ports, or of not less than 1000 square feet of floor area for the ground floor of any one and one-half or two story residence erected thereon, exclusive of porches, terraces and car ports. This restriction however shall not preclude or prohibit the erection by an owner, and the use of, the following additional buildings on said property, viz: one guest or servants house of not more than 1,000 square feet of floor area, exclusive of porches, terraces and car ports, one barn building and necessary tool houses, work shops, detached garages, and pump house building, all for family use.
3. A main dwelling erected on said property shall cost in its construction not less than \$18,000.00, based upon cost levels prevailing

as of the date of this conveyance, it being the intent of this covenant to insure that such dwelling erected shall be of a quality of workmanship and materials substantially the same, or better, than that which can be produced on the date of this conveyance, at the minimum cost herein stated, for the minimum permitted dwelling size specified.

4. Such main dwelling erected on said property shall be located no nearer the front line of said lot, which means the frontage on Lookout Trail, than fifty (50) feet from the main body of said dwelling, which includes porches, terraces and other projections, but not including front steps. Other detached structures such as a guest house or servants house, barns, tool houses, and work shops, but not including a well house, shall be located no nearer the front line of said lot than the main body of the single family residence permitted.

5. No structures of a temporary character, mobile home, basement, tent, garage, barn or other outbuilding shall be used or located on said property at any time, as a residence, either temporarily or permanently.

6. No noxious or offensive activity shall be carried on upon said real property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or to any neighbor.

7. No animals, live stock or poultry of any kind, shall be raised, bred or kept on said parcel of land, except such as is raised, bred or kept for family use, or as pets. However, not more than three horses may be kept and used on said parcel, provided they are not kept, bred or maintained for commercial purposes. Swine may not be kept or maintained on said property at any time.

8. No individual sewerage disposal system shall be permitted or used on said parcel of land, unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of Shelby County Health Department, or such other Shelby County Authority as has jurisdiction of such matters. Approval of such system and field lines shall be obtained from such Authority as has jurisdiction thereof.

9. The Grantors and the Grantee, or their respective heirs, executors, Administrators and assigns may by joint mutual agreement in writing amend, alter, change or rescind these covenants, conditions and restrictions at any time.

10. Invalidation of one or more of these covenants, conditions and restrictions, by judgement or court decree, shall in no wise affect any of the other provisions hereof, and same shall remain in full force and effect.

11. These covenants, conditions and restrictions shall attach to and be binding upon, and shall run with the land, and be binding upon the parties hereto, and all persons claiming under them, for a period of twenty (20) years from the date hereof, and shall then automatically expire and be of no further force or effect.

TO HAVE AND TO HOLD the said real property unto the said Grantee, Jan E. Hydrick, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, Jan E. Hydrick, his heirs and assigns, that we are lawfully seized in fee simple of said property, except as is hereinabove stated; that said property is free and clear of all encumbrance, excepting taxes for 1969 due on October 1, 1969; that we have a good and lawful right to sell and convey the

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same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, Jan E. Hydrick, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, We have hereunto set our hands and  
seals, this the 27<sup>th</sup> day of September, 1968.

Lebort G. Gravlee (SEAL).

Frances M. Gravlee (SEAL).  
(Frances M. Gravlee).

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Margaret Cruggs, a Notary Public, in and  
for said County, in said State, do hereby certify that Levert G. Gravlee  
and Frances M. Gravlee, husband and wife, 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 said conveyance,  
they executed the same voluntarily on the day the same bears date.

Witness my hand and official seal this the 27<sup>th</sup> of  
September, 1968.

Margaret Clegg  
Notary Public