

STATE OF ALABAMA

SHELBY COUNTY

2154
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Thousand
50/100

Seven Hundred Sixty-two &/ Dollars to the undersigned grantors, Mary Lucille Rucker and Imogene Rucker Sizemore and husband, Foster M. Sizemore, in hand paid by Gertrude L. Kirkley, the receipt whereof is acknowledged, we the said Mary Lucille Rucker, a single woman, and Imogene Rucker Sizemore and husband, Foster M. Sizemore, do grant, bargain, sell and convey unto the said Gertrude L. Kirkley the following described real estate situated in Shelby County, Alabama, to-wit:

Plot 5: A parcel of land situated in the SE $\frac{1}{4}$ of Section 10, Township 22 South, Range 3 West and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 11; thence run in a Easterly direction along the South line of said quarter-quarter section for a distance of 985.12 feet; thence 91 deg. 43 min. to the left in a Northerly direction for a distance of 280.30 feet to the point of beginning; thence continue on last described course for a distance of 259.07 feet; thence 55 deg. 18 min. 15 sec. to the left in a Northwesterly direction for a distance of 2121.68 feet to a point on the southeasterly right of way line of Alabama Highway #119; thence 90 deg. to the left in a southwesterly direction along said southeasterly right of way line for a distance of 213.0 feet; thence 90 deg. to the left in a southeasterly direction for a distance of 2269.15 feet to the point of beginning. Containing 10.7 acres, more or less.

Plot 6: A parcel of land situated in the SE $\frac{1}{4}$ of Section 10, Township 22 South, Range 3 West and the SW $\frac{1}{4}$ of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 11; thence run in a Easterly direction along the south line of said quarter-quarter section for a distance of 985.12 feet; thence 91 deg. 43 min. to the left in a Northerly direction for a distance of 539.37 feet to the point of beginning; thence continue on last described course for a distance of 259.07 feet; thence 55 deg. 18 min. 15 sec. to the left in a Northwesterly direction for a distance of 1974.21 feet to a point on the southeasterly right of way line of Alabama Highway #119; thence 90 deg. to the left in a southwesterly direction along said southeasterly right of way line for a distance of 213.0 feet; thence 90 deg. to the left in a southeasterly direction for a distance of 2121.68 feet to the point of beginning. Containing 10 acres, more or less.

Subject to:

1. Taxes for the year 1969.
2. Rights claimed by the Alabama Power Company under the following transmission line permits recorded in Deed Book 107, Page 218; Deed Book 138, Page 163; Deed Book 142, Page 428; Deed Book 181, Page 432.
3. Rights claimed by the public road right of way deed to Shelby County recorded in Deed Book 124, Page 190.
4. The following restrictions: Any house constructed upon said property must have a minimum of 1800 square feet of floor

space and shall have an exterior of brick or brick veneer (this restriction shall not be construed as prohibiting the use of decorative stone incorporated in brick exterior wall finish, nor shall it be construed prohibiting the use of other exterior wall finish on walls of gables and other walls which occur above any portion of roof) and shall have a setback from the front of said property line (i.e., from the southeasterly right of way line of Alabama Hwy. #119) of at least a distance of 100 ft. from the frontmost portion of said house; and appurtenances of any other kind not attached to said house shall have a minimum setback of at least 300 feet from said front of said property line, other than well house.

TO HAVE AND TO HOLD, to the said Gertrude L. Kirkley, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Gertrude L. Kirkley, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Gertrude L. Kirkley, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12 day of April, 1969.

Mary Lucille Rucker
Mary Lucille Rucker, a single woman

Imogene Rucker Sizemore
Imogene Rucker Sizemore

Foster M. Sizemore
Foster M. Sizemore

STATE OF ALABAMA
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Lucille Rucker, a single woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April, 1969.

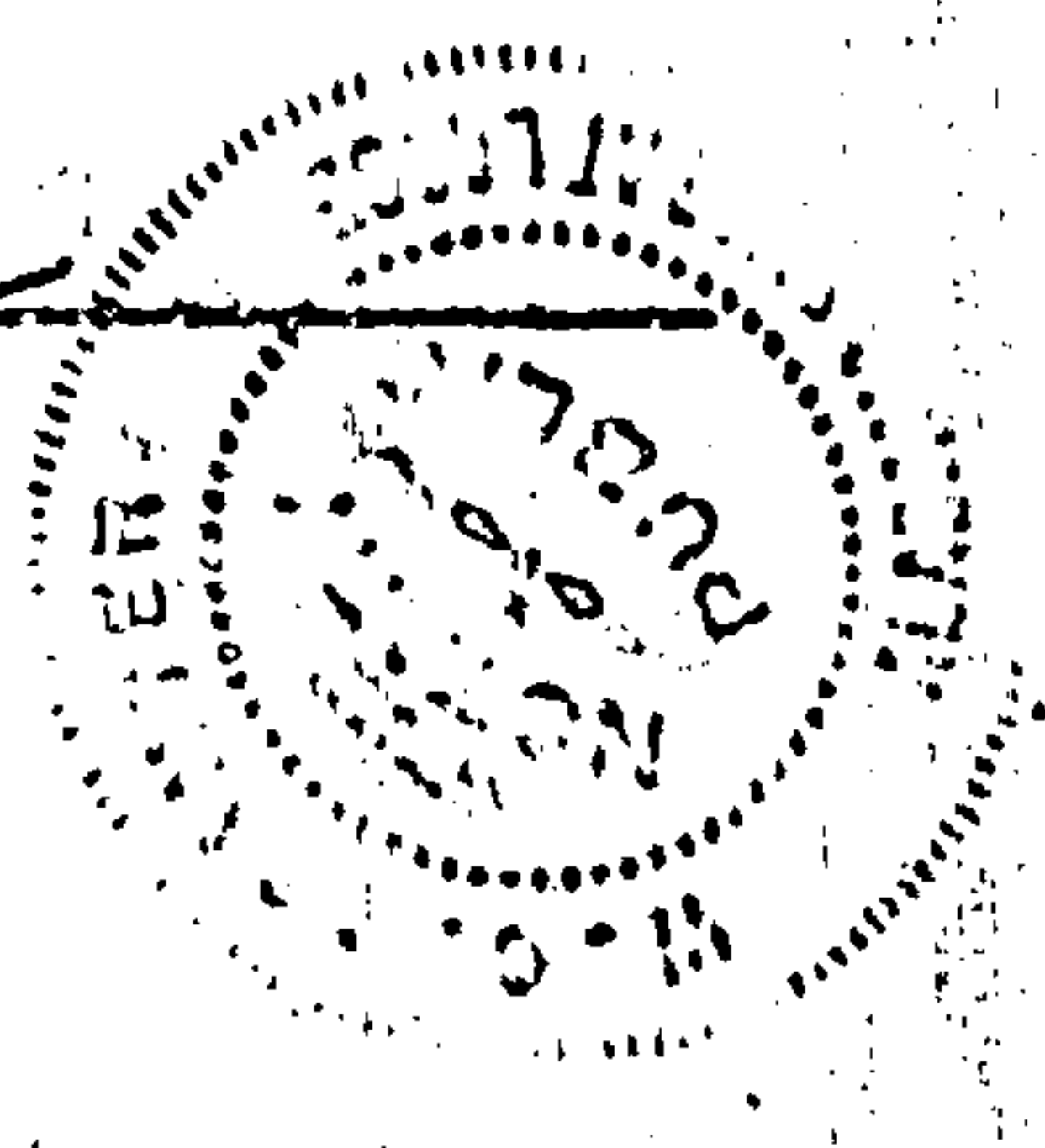
W. B. Sizemore
Notary Public

STATE OF *Alabama*
COUNTY OF *Lamar*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Imogene Rucker Sizemore and husband, Foster M. Sizemore, 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 12 day of April, 1969...

W C Bunker
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed for 8:03
1969 APR 17 AM 8:03
U.C.C. FILE NUMBER OR
REG. BK. & PAGE AS SHOWN ABOVE
Conceded
JUDGE OF PROBATE