

This instrument was prepared by

(Name) Warren R. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama 35203

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 Two Hundred and fifty and No/100 (\$250.00) -----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

William M. Cook

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

A tract of land located in the Southeast quarter of the Southwest quarter of Section 22, Township 21 South, Range 3 West described as follows:

Commence at the Southeast corner of said quarter section, thence north along the East line of said quarter-quarter 900 feet to the point of beginning of boundary of tract of land herein described, thence continue along the last mentioned course 303.48 to the South right-of-way boundary of the county road, thence 91° 48' left along the chord of a curve to the right, said curve being subtended by a central angle of 40° 57' and having a radius of 1951.1 feet, 145 feet, thence 88° 12' left, from said chord, 294.40 feet, thence 88° 30' left 165.0 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 out door 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) Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.
- (5) Except 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, we have hereunto set our hands(s) and seal(s), this 27th

day of June, 1969.

STATE OF ALABAMA  
INSTITUTIONAL  
1969 NOV 29 AM 10:12  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF MAGISTRATE

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude W. Millican

hereby certify that M. C. Crow and wife Helen J. Crow and J. K. Langford, a single man whose name is also 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 30th day of June, A. D., 1969.

Claude W. Millican

Notary Public