

This instrument was prepared by

(Name) Frank W. Donaldson

(Address) Helena, 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 Ten (\$10.00) dollars and other 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,

F. F. Mullins and wife, Ethel Mullins

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

G. T. Kirkpatrick

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

Lots 3 and 4 in Block 1 according to Map of Mullins East Side addition to Helena as recorded in Map Book 4 on page 25 in Probate Office of Shelby County, Alabama

The following exceptions are made to said title:

Town of Helena or Town of Helena Water Department water line easement or right of way.

Alabama Power Company easement or right of way.

This conveyance is made with the following restriction, which shall be construed as a covenant that shall attach and run with the land, and shall be binding on the grantee and on his successors and assigns for a period of 25 years from the date of the recordation of this deed, and which thereafter shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the homeowners residing on residential lots in above-described division it is agreed that the restriction shall be changed.

Said property shall be used for residence purposes only, apartments permitted.

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 4 day of December, 1969.

(Seal)

(Seal)

(Seal)

F. F. Mullins (Seal)

Ethel Mullins (Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that F. F. Mullins and wife, Ethel Mullins, 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 4 day of December, A. D., 1969.

Frank W. Donaldson
Notary Public.