

This instrument was prepared by

(Name) Karl C. Harrison

4043

(Address) Columbiana, 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 Three Thousand, Seven Hundred Fifty and no/100-----Dollars

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

Aaron D. Sherer and wife, Mildred A. Sherer

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

Jon & C. Contractors, Inc.

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

Lots 7 and 10 in Block 1 of the First Addition to Fall Acres Subdivision in Map Book 4 page 77 in the Probate Office of Shelby County, Alabama, situated in and being a part of the  $\frac{3}{4}$  of the  $\frac{1}{4}$  of the  $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West.

Subject to the following restriction: All lots are for residential purposes only and dwellings shall have a minimum of 1000 square feet in the main body of the house. No structures of a temporary nature, such as tents, shacks, basements, garages or other outbuildings shall be used as a residence either temporarily or permanently and this covenant shall attach to and run with the land.

Also subject to easements and permits of record.

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
INSTRUMENT WAS FILED  
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Doris J. Moore  
Notary Public

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 day of August, 1970.

.....(Seal)

Aaron D. Sherer  
Aaron D. Sherer

.....(Seal)

.....(Seal)

Mildred A. Sherer  
Mildred A. Sherer

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

BOOK 203 PAGE 625  
I, Robert D. Moore, a Notary Public in and for said County, in said State, hereby certify that Aaron D. Sherer and wife, Mildred A. Sherer whose name 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 25<sup>th</sup> day of August, A. D. 1970.

Robert D. Moore  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
NOTARY PUBLIC  
ROBERT D. MOORE  
A. D. 1970