

4236

The State of Alabama }
SHELBY County }

Know All Men by These Presents, That in consideration of _____

Five Hundred _____ DOLLARS

to the undersigned grantor _____ Sam & Roso Klotzman

in hand paid by _____ C. T. Gaddio, his

the receipt whereof is acknowledged _____ I _____ the said _____ Sam Klotzman

do grant, bargain, sell and convey unto the said _____ C. T. Gaddio, his

the following described real estate, to-wit: _____ Lots 16 and 17 in Block 3, according to the map of
Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County,
Alabama. This deed is given subject to the following protective covenants
which shall run with the land:

All lots are for residential purposes only, and dwellings are restricted to a
minimum cost of \$5500.00 containing at least 700 square feet in the main body
of the house.

All lots have a 30 foot building line from the street and a 7 foot sideline
clearance. An easement of 3 feet on each side of all lot lines for public
utilities shall be reserved and no buildings to be located thereon. No
structures of a temporary nature such as trailers, tents, shacks, basements,
garages or other outbuildings shall be used as a residence, either
temporarily or permanently.

situated in _____ Shelby _____ County, Alabama.

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To Have and to Hold, To the said C. T. Gaddie, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators,
covenant with the said C. T. Gaddie, his

heirs and assigns, that I am lawfully seized in fee simple of said premises;
except protective covenants;
that they are free from all incumbrances; that I have a good right to
sell and convey the same as aforesaid; that I will, and my heirs, executors
and administrators shall, warrant and defend the same to the said C. T. Gaddie, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this

24 day of August, 1970.

WITNESSES:

Sam Klotzman (Seal.)

Rose Klotzman (Seal.)

(Seal.)

(Seal.)

The State of Alabama

Shelby County

I, Darwood H. Harper

a Notary Public

in and for said County, in said State,

hereby certify that Rose and Sam Klotzman

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 this conveyance, Mr. and Mrs.

executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of August

A. D. 19 70

Darwood H. Harper
Notary Public

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT AS FILED
1970 SEP 11 PM 2:38
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN ABOVE
Carroll Klotzman
JUDGE OF PROBATE