

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19710216000006370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/16/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Five Hundred and No/100 (\$3,500.00) Dollars

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

T. R. Thompson and wife, Dorothy B. Thompson

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

Kenneth M. Cooper and G. R. Thomas

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

From the Northeast corner of Section 11, Township 24 North, Range 15 East, run South along the east boundary line of said Section 11, a distance of 1430.0 feet to the point of beginning of herein described parcel of land; thence turn 75 deg. 00 min. 40 sec. right and run 69.05 feet; thence turn 39 deg. 08 min. 20 sec. left and run 95.0 feet; thence turn an angle to the left of 100 deg. 59 min. 20 sec. and run Southeasterly to a point on the east line of said Section 11 which is 149.70 feet south of the point of beginning; thence run north along the east line of said Section 11 149.70 feet to the point of beginning, herein described parcel of land containing a 12.5 foot easement in width lying west of and running parallel to the east boundary of afore described parcel of land, according to survey of Sam W. Hickey, Registered Land Surveyor, dated March 29, 1969.

Less and except any portion thereof lying below the 397.00 foot ground elevation contour line below sea level, according to survey of Alabama Power Company, said property between said 397.00 foot ground elevation contour line having been heretofore conveyed to said Alabama Power Company, as shown by deed recorded in Deed Book 246 at page 940, Office of Judge of Probate of Shelby County, Alabama, and subject to transmission line permits to Alabama Power Company.

The Grantors also convey to the Grantees any area lying to the west and north of the above described parcel which lies between the above described parcel and said 397.00 foot ground elevation contour line above sea level.

The above described parcel is restricted to residential purposes only and this covenant shall be deemed a covenant running with the land.

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 11th day of February, 1971.

STATE OF ALABAMA
SHELBY COUNTY
JAN 20 1971
FEB 15 3:50 PM '71
REC. BK. & PAGE AS SHOWN
Conservatory

(Seal)

(Seal)

(Seal)

T. R. Thompson

(Seal)

Dorothy B. Thompson

(Seal)

(Seal)

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. R. Thompson and wife, Dorothy B. Thompson 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 11th day of February, A. D., 1971.

Notary Public.