

THIS DEED PREPARED BY: McFarland
Form 1-1-16 (BA 103) WARRANTY DEED—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

State of Alabama

2590

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred (\$100.00) Dollars and other consideration DOLLARS
to the undersigned grantor Ana Kenda Jones and husband J. A. Jones

in hand paid by Nell N. McFarland

the receipt whereof is acknowledged we the said Ana Kenda Jones & husband J. A. Jones

do grant, bargain, sell and convey unto the said Nell N. McFarland

the following described real estate, situated in SHELBY County, Alabama,

to-wit: a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 19, Range 2 West
and being more particularly described as follows: Commence at the NE corner
of said $\frac{1}{4}$ section thence west along the north line of same a distance of
206.28 ft. to the point of beginning; thence 90 deg. 34' to the left in a
southerly direction a distance of 260.47 ft. thence 96 deg. 46' to the
right in a westerly direction a distance of 200.27 ft. to the east R.O.W.
line of a public road thence 90 deg. to the right along said R.O.W. a
distance of 240.35 ft. to the north line of said $\frac{1}{4}$ section thence 83 deg.
48' to the right along said north line a distance of 170.75 ft. to the
point of beginning, all situated in Shelby County, Ala.
Mineral and Mining Rights excepted.

The following restrictions to run with the land: Only a single family
dwelling used only for residential use having 1700 sq. ft. of living area
or more, excluding porches, carport, garage or basement; no building closer
than 25 ft. to side property lines nor closer than 75 ft. to road right of
way or rear property line; no fence to be erected closer to front road than
the front corner of house. No trailers, mobile homes, garage apts., barn
or other outbuilding shall be erected on said lot for use either temporarily
or permanently as a residence. Only domestic pets are allowed. Plans and
specifications must be submitted for approval of grantors or their agents
before commencing construction.

TO HAVE AND TO HOLD, To the said Nell N. McFarland and her
heirs and assigns forever.

And we do, for us and for our heirs, executors and administrators, covenant
with the said Nell N. McFarland and her
heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all
encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,
executors and administrators shall warrant and defend the same to the said Nell N. McFarland
and her
heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal

this 7th. day of April 1971

WITNESSES:

Ana Kenda Jones (Seal.)
J. A. Jones (Seal.)
____ (Seal.)
____ (Seal.)

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RETURN TO:

Eid Mr. J. J. J. J. J.

3420 Highland Ave Apt 35

Phaw 35216

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

450
146
595

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$

RECORD FEE \$

TOTAL \$

State of ALABAMA

General Acknowledgment

JEFFERSON

COUNTY

I, Mrs. W. H. Beavert

, a Notary Public in and for said County, in said State,

hereby certify that Ana Kenda Jones And J. A. Jones

whose name ^S 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 have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

7 day of

April

A. D., 1971

W. H. Beavert
Notary Public.

Commission Expires 3-25-74



19710419000014940 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/19/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
Recd 24 4:50
1971 APR 19 AM 8:30
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Gene P. J. J.
JUDGE OF PROBATE