

2,000¹²

6288

This instrument was prepared by

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama 35203

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 Two Hundred and No/100-----(\$200.00)-----Dollars and other good and 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,

M. C. Crow and wife, Helen J. Crow and J. K. Langford, a single man

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

W. M. Cook

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit: A tract of land located in

the Southwest quarter of the Southwest quarter of Section 22, T21S, R3W described as follows: Commence at the Southwest corner of said quarter-quarter, thence east along the south line of said quarter-quarter 1163.64 feet, thence 91°30' left 800 feet to the point of beginning of boundary of tract of land herein described, thence continue along the last mentioned course 421.94 feet to the south right-of-way boundary of the county public road, thence 93°00½' left along said right-of-way 342.46 feet to the intersection with the east boundary of a street, thence 131°31' left along said street 212.11 feet to the point of a curve to the right, said curve being subtended by a central angle of 50°42' and having a radius of 185.94 feet, thence around the arc of the curve to the point of tangent, thence along the tangent 58.27 feet to the point of a curve to the left, said curve being subtended by a central angle of 2°33' and having a radius of 930.4 feet, thence along the chord of said curve 41.4 feet, thence easterly parallel to the south boundary of said quarter-quarter section 150 feet to the point of beginning.

The above property is sold subject to the following restrictions: (1) No house shall be erected on any lot having less than 1000 square feet of floor space and must be equipped with indoor toilets facilities. Under no condition will out door toilets be permitted on the property. (2) No structures of temporary character such as trailers, tents, barns or other out buildings shall be used as residence either temporarily or permanently. (3) No building shall be closer than 35 feet from the front of property line. (4) Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama. (5) Except easement to be granted to Alabama Power Company.

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 2nd day of December, 1971.

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STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
1971 DEC - 7 AM 10:46
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Cancel in 30 days
NAME OF PROBATE

(Seal) M. C. Crow
(Seal) Helen J. Crow
(Seal) J. K. Langford

General Acknowledgment

I, Janice F. Kent, a Notary Public in and for said County, in said State, hereby certify that M. C. Crow & wife, Helen J. Crow & J.K. Langford, a single man 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 2nd day of December, A. D., 1971.

19711207000052120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/07/1971 12:00:00 AM FILED/CERT

Janice F. Kent
My Commission expires:
8-12-73

Notary Public.