

This instrument was prepared by

(Name) CALVIN M. HOWARD, ATTORNEY

(Address) 900 Farley Building, Birmingham, Alabama.

19711221000054080 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/21/1971 12:00:00 AM FILED/CERT

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND and no/100 (\$5,000.00) * * * * * DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, FRANCIS M. RANDALL and wife, HARRIETT A. RANDALL, and W. C. GIBBS and wife, RUTH H. GIBBS,

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

BILLY W. ROSE and GLENDA F. ROSE

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

That certain tract of land lying and being in Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 19, Range 2 East and from said corner thence Easterly along the Southerly boundary line of said Quarter-Quarter Section a distance of 1200 feet, more or less, to the Westerly boundary line of the right of way of U. S. Highway 231, thence in a Northeasterly direction along said Westerly boundary line of said highway a distance of 345 feet, more or less, thence to the left and in a Westerly direction along a line parallel to and 330 feet North of the South Boundary line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2, a distance of 780 feet, more or less, to a point located 500 feet East of the Westerly boundary line of said Quarter-Quarter Section, thence to the right 90° a distance of 70 feet to a point, thence to the left and in a Westerly direction 90°, a distance of 500 feet to a point on the Westerly boundary line of said Quarter-Quarter Section, thence to the left 90° along said Westerly boundary line of said Quarter-Quarter Section a distance of 400 feet to the point of beginning, containing approximately ten (10) acres, subject to ad valorem taxes due October 1, 1972, and all easements of record.

This conveyance is made subject to the following restrictions reserved for the benefit of the Grantors and all other owners of lands in the S 1/2 of the NE 1/4 lying West of U. S. Highway 231 right of way and being in Section 2, Township 19 S, Range 2 E. No structure shall be built upon said lands except residences and incidental or accessory buildings and each

CONTINUED ON THE REVERSE SIDE HEREOF.

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 20th day of December, 1971.

Frances Cashatt

(Seal)

FRANCIS M. RANDALL

(Seal)

HARRIETT A. RANDALL

(Seal)

W. C. GIBBS

(Seal)

RUTH H. GIBBS

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Frances Cashatt

, a Notary Public in and for said County, in said State, hereby certify that FRANCIS M. RANDALL and wife, HARRIETT A. RANDALL, and W. C. GIBBS and wife, RUTH H. GIBBS, 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 20th day of December, A. D., 1971.

Frances Cashatt

Notary Public.

CONTINUED FROM THE REVERSE SIDE HEREOF:-

dwelling house shall be no smaller than 1400 square feet heated or living area and shall not be erected nearer than 100 feet of said West right of way boundary line of said Highway and shall be constructed no closer than 15 feet from any lot line and no lot shall have less than one acre in area. Said restrictions shall be covenants running with the land and shall be in full force and effect for a period of twenty-five years from the date of this deed.

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad M. Brown

JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 271 p. 565
1971 DEC 20 PM 3:38



19711221000054080 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/21/1971 12:00:00 AM FILED/CERT

RETURN TO:

BOOK 271 PAGE 565

FRANCIS M. RANDALL and wife,
HARRIETT A. RANDALL, and
W. C. GIBBS and wife,
RUTH H. GIBBS

TO

BILLY W. ROSE and

GLEND A. ROSE

1040 Rosehill Circle
Maytown

WARRANTY DEED

STATE OF ALABAMA,

County.

5.00
1.45
6.45

Judge of Probate

This Form Furnished by



RECORD FEE \$

REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA

B.T.7