

WARRANTY DEED

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of ----- Two Thousand and no/100----- DOLLARS

to the undersigned grantors, Wilbur H. Moore and wife Barbara B. Moore

in hand paid by Steve Cowart

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said Steve Cowart

the following described real estate, situated in Shelby County
County, Alabama, to-wit:

Lots 1 and 2, according to Farris Subdivision, Calera, Alabama,
as recorded in Map Book 3, on page 126, in the Probate Office
of Shelby County, Alabama.

This conveyance is made subject to restrictive covenants and con-
ditions as contained in instrument recorded on April 9, 1954, in
Deed Book 165, page 518, and to Transmission Line Permit dated
June 25, 1954, in favor of Alabama Power Company and Southern Bell
Telephone and Telegraph Company, as contained in instrument re-
corded in Deed Book 167, at page 137, all recordings being made
in the Office of the Judge of Probate of Shelby County, Alabama.
Likewise, to Easement as shown on Subdivision Map to allow utili-
ties to place poles and anchors to run water lines and sewer lines
on or within 3 feet of the property lines, and a 30 foot setback
building line as shown by said recorded Survey of Farris Sub-
division, Calera, Alabama.

This conveyance is also made subject to an easement for county
road across a portion of said lot 1 as same presently exists.



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Shelby Cnty Judge of Probate, AL
01/12/1972 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said Steve Cowart

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Steve Cowart

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 Steve Cowart

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

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

this 14 day of March, 1972

WITNESSES:

Wilbur H. Moore (Seal.)
Barbara B. Moore (Seal.)

_____ (Seal.)
_____ (Seal.)

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State of ALABAMA
SHELBY COUNTY }

I, Irene Henry, a Notary Public in and for said County, in said State,
hereby certify that Wilbur H. Moore and ^{wife} Barbara B. Moore
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 14 day of March, 1972

Irene Henry
Notary Public
Notary Public, State of Alabama at Large
My Commission Expires September 1, 1973
Bonded by U. S. F. & G.

19720112000001900 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1972 12:00:00 AM FILED/CERT

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STATE OF ALABAMA
JULY 1972
REC. EX. & PAID AS SHOWN ABOVE
1972 JUN 12 PM 9:35
U.C.C. FILED JUN 12 1972
SHELBY COUNTY, ALABAMA
Deed 2442.00

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of 19.....
at o'clock M., and was duly re-
corded in Volume of Deeds
at page, and examined.

Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA