

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Four Thousand Six Hundred Sixty and No/100 (\$4,660.00) DOLLARS

to the undersigned grantor Billy E. Hogue and wife Jessie Mae Hogue

in hand paid by the grantee, whether one or more

the receipt whereof is acknowledged we the said grantor (whether one or more)

do hereby grant, bargain, sell and convey unto the said Charles G. McDowell and wife
Hilda Sims McDowell

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 28, Township 20, Range 4 West and in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 33, Township 20 South, Range 4 West described as: Commence at the southwest corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 20 South, Range 4 West; thence north 3 deg. 08 $\frac{1}{2}$ min. East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 382.94 feet; thence north 62 deg. 00 min. 30 sec. east a distance of 22.38 feet to the point of beginning; thence continue north 62 deg. 00 min. 30 sec, east a distance of 70.89 feet; thence south 16 deg. 54 min. East a distance of 808.14 feet to the north R.O.W. line of Shades Crest Road; thence south 63 deg. 57 $\frac{1}{2}$ min. west along said R.O.W. line of road a distance of 170.00 feet; thence north 9 degrees 42 min. west a distance of 826.45 feet to the point of beginning.

This property is hereby subjected to the following restrictions as to use:

(1) No lot shall be used except for residential purposes; (2) No dwelling shall be erected except one single family residence of not less than 1400 square feet with brick veneer construction; (3) No dwelling shall be erected closer than 295 feet from the front lot line; (4) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial reason.

TO HAVE AND TO HOLD Unto the said grantee

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our
with the said grantees, their heirs and assigns, that
premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant
we are lawfully seized in fee simple of said

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

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

this day of

WITNESSES:

Carolyn Davis

James A. Davis

Harold Clark

Billy E. Hogue (Seal.)
Billy E. Hogue

Jessie Mae Hogue (Seal.)
Jessie Mae Hogue

Jessie Mae Hogue (Seal.)
Jessie Mae Hogue



19730124000003440 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1973 12:00:00 AM FILED/CERT

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BOOK

19730124000003440 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1973 12:00:00 AM FILED/CERT

Return to Charles G. McDowell
Route 3, Box 1027
Bessemer, Ala 35020

Billy E. Hogue and wife
Jessie May Hogue

5.00
1.45

TO

Charles G. McDowell and wife
Hilda Sims McDowell

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,
JEFFERSON 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.

STATE OF ALABAMA
Houston
JEFFERSON COUNTY

I, J. H. Kelly, a Notary Public in and for said County, in said State,
hereby certify that
whose name s are signed to the foregoing conveyance, and who being 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 26th day of April

19 72

J. H. Kelly As Notary Public
MY COMMISSION EXPIRES JUNE 6, 1972

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CERTIFY THIS
INSTRUMENT WAS FILED
1972 JUN 26 PM 3:11
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Corrected in Book