

This instrument was prepared by

(Name) Pat Reid

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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 Ten and no/100 Dollars and Other considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Bessie M. Brandenburg and husband, Homer L. Brandenburg

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

James C. Stinson and Durall Construction Company, Inc.

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

Lots #3 and #4, Block #1, in the Third Sector of Fall Acres Subdivision. Situated in and being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 21 S, Range 3 West. This is recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 79.

Subject to Restrictions as follows:

"All lots are for residential purposes only, and dwellings shall be no less than 1,600 square feet in the main body of the house. No structures of a temporary nature such as trailers, tents, shacks, basements, garages, or other outbuildings shall be used as a residence either temporarily or permanently" and this covenant shall attach to and run with the land.

BOOK 282 PAGE 546



19730913000051660 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/13/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 SEP 13 PM 12:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad J. Stinson

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~x~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (we) will and ~~xxx~~ (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 12th day of September, 1973.

.....(Seal)
.....(Seal)
.....(Seal)

Bessie M. Brandenburg (Seal)
Homer L. Brandenburg (Seal)
.....(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Bessie M. Brandenburg and husband Homer L. Brandenburg 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 12th day of September, A. D., 19 73

Pat Reid

Notary Public.

My Commission Expires June 5, 197