

NAME Fay Parker
270 Center Street North
ADDRESS Birmingham, Ala.

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

~~XXXXXX~~

COUNTY

} Know All Men By These Presents,

That in consideration of Thirty five hundred dollars and no/100 -----DOLLARS
(\$3500.00)

to the undersigned grantor James N. Carroll and (wife) Betty L. Carroll

in hand paid by Lee Land & Developemnt Co., Inc.

the receipt whereof is acknowledged we the said James N. Carroll & (wife)
Betty L. Carroll

do grant, bargain, sell and convey unto the said Lee Land & Development Company, Inc.

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lot #9, 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, Shelby County, Alabama. This is recorded in Map Book 5, page 79, in
the Probate Office in Shelby County, Alabama.

Subject to restrictions as follows:

" All lots are for residential purposes only, and dwellings shall have a minimum
of 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.

19740313000012030 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/13/1974 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said Lee Land & Development Company, Inc.,
its successors
~~heirs~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant

with the said Lee Land & Development Company, Inc., its successors

~~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 Lee Land & Development Co., Inc.
its successors

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

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

this 12th day of March,

WITNESSES

19 74 .

James N. Carroll
Betty L. Carroll

10 1236

RETURN TO *Shaw*

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

1.45

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1

State of Alabama }
Shelby COUNTY }

General Acknowledgment

I, H. D. Morris, a Notary Public in and for said County, in said State, hereby certify that James N. Carroll and wife Betty L. Carroll whose name s 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 12 day of March,



19740313000012030 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/13/1974 01:00:00 AM FILED/CERT

H. D. Morris

Notary Public

State of }
COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
I CERTIFY THAT THE
INSTRUMENT WAS
FILED IN THE
CLERK'S OFFICE
ON 03/13/74
AT 1:00 PM
BY
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
FILE NO. & PAGE AS SHOWN ABOVE
Good
03/13/74
1:00 PM
50

State of }
COUNTY }

Corporation Acknowledgment

I, _____, a Notary Public in and for said County in said State, hereby certify that _____ whose name as _____ of _____ a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____

Notary Public

BOOK 285 PAGE 705