

NAME Fay ParkerADDRESS 270 Center Street, North Birmingham, Alabama 2508

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

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 Development 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 #8, 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.



19750128000004590 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/28/1975 12:00:00AM 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

23

day of

January19 75.

WITNESSES

James N. Carroll
Betty L. Carroll

Handy Development Co
101236
Shelby 35201

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1

19750128000004590 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/28/1975 12:00:00AM FILED/CERT

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 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 23 day of January, A. D., 19 75

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 A. D., 19

Notary Public

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 19

Notary Public

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U.C.C. FILE NUMBER 01/28/75
SEC. BK. & PAGE AS SHOWN
1975 JAN 28 3:28 PM
JUDGE OF PROBATE
Shelby County, Alabama
RECEIVED
1975 JAN 28 3:28 PM
JUDGE OF PROBATE
Shelby County, Alabama