

This instrument was prepared by

(Name) Louis A. Mezrano, Attorney at Law

(Address) 1209 Brown Marx Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19750318000012150 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/18/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration including love and affection,

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

Gertrude L. Kirkley, a widow

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

Gertrude Kirkley Hill

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

Plot 6: A parcel of land situated in the SE 1/4 of Section 10, Township 22 South, Range 3 West and the SW 1/4 of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of said Section 11; thence run in an Easterly direction along the south line of said quarter-quarter section for a distance of 985.12 feet; thence 91 deg. 43 min. to the left in a Northerly direction for a distance of 539.37 feet to the point of beginning; thence continue on last described course for a distance of 259.07 feet; thence 55 deg. 18 min. 15 sec. to the left in a Northwesterly direction for a distance of 1974.21 feet to a point on the southeasterly right of way line of Alabama Highway #119, thence 90 deg. to the left in a southwesterly direction along said southeasterly right of way line for a distance of 213.0 feet; thence 90 deg. to the left in a southeasterly direction for a distance of 2121.68 feet to the point of beginning. Containing 10 acres, more or less.

Said described property subject to restrictions on following page.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hands(s) and seal(s), this 25th day of February, 1975.

(Seal)

Gertrude L. Kirkley
GERTRUDE L. KIRKLEY

(Seal)

(Seal)

(Seal)

(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 Gertrude L. Kirkley, a widow

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, A. D., 1975.

Louis A. Mezrano
Notary Public.

BOOK 291 PAGE 257

1. Rights claimed by the Alabama Power Company under the following transmission line permits recorded in Deed Book 107, Page 218; Deed Book 138, Page 163; Deed Book 142, Page 428; Deed Book 181, Page 432.
2. Rights claimed by the public road right of way deed to Shelby County recorded in Deed Book 124, Page 190.
3. The following restrictions: Any house constructed upon said property must have a minimum of 1800 square feet of floor space and shall have an exterior of brick or brick veneer (this restriction shall not be construed as prohibiting the use of decorative stone incorporated in brick exterior wall finish, nor shall it be construed prohibiting the use of other exterior wall finish on walls of gables and other walls which occur above any portion of roof) and shall have a setback from the front of said property line (i.e., from the southeasterly right of way line of Alabama Hwy. #119) of at least a distance of 100 feet from the frontmost portion of said house; and appurtenances of any other kind not attached to said house shall have a minimum of at least 300 feet from said front of said property line, other than well house.



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 Shelby Cnty Judge of Probate, AL
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BOOK 291 PAGE 258

STATE OF ALA. SEAL
 DEPARTMENT OF THE
 JUDGE OF PROBATE
 1975 MAR 18 PM 3:27
 U.C.C. FILE NUMBER OR
 REC. EX. & FAC. AS SHOWN ABOVE
 Denise M. [Signature]
 JUDGE OF PROBATE