

This instrument was prepared by
(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

6205

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 Five thousand three hundred ninety six (\$5,396.00) & no/100-----DOLLARS
and the assumption of the below described mortgage

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

James O. Gorman, Jr. an unmarried man & Joann A. Gorman an unmarried woman

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

Clyde A. Tucker and wife, Carol D. Tucker

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

Lot 1 in Block 2, in Sector Three of Fall Acres Subdivision, situated in and being a part of
the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, as recorded in Map Book 5, page
79, in Probate Office of Shelby County, Alabama. Situated in town of Alabaster, Shelby County,
Alabama.

The grantees herein assume and agree to pay that certain Mortgage From James O. Gorman, Jr.
and Joann Gorman to Collateral Investment Company dated 21st Jany. 1974 and recorded in
Mortgage Book 336 page 721 in Probate Office securing principal sum of \$34,500 and assigned
to Federal National Mortgage Assn. by assignment dated 22nd Jan. 1974 & recorded in Misc.
Book 7 page 78 in Probate Office.

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 be attached to and run with the land.

Subject to all covenants, restrictions, conditions, limitations, rights of way and
easements of record.



19750714000037390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/14/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Conrad M. Gorman

Recd July 5.50

1975 JUL 14 AM 7:27

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

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, we have hereunto set our hands(s) and seal(s), this 10th
day of July, 1975.

(Seal)

(Seal)

(Seal)

James O. Gorman, Jr. (Seal)
Joann A. Gorman (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 James O. Gorman, an unmarried man & Joann A. Gorman, an unmarried woman
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 10th day of July, A. D., 1975

Donald R. Murphy

Notary Public.