

This instrument is prepared by

(Name) Harrison and Conwill

Attorneys at Law

(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand and no/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we, S.M. Bird, Sr. (being one and the same as Sidney M. Bird the grantee as shown in Deed Book 149, page 79) and wife, Glenda M. Bird, and Mavoureen S. Bird, unmarried (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mayanice Walton

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

All of Block "L" according to the Survey and Map of Russell R. Hetz of Town of Calera, Alabama, subject to Restrictions "A" as shown by Exhibit "K". All of Block "M" according to the Survey and Map of Russell R. Hetz of Town of Calera, Alabama, subject to Restrictions "C" as shown by Exhibit "K".

Being the same as Blocks 33 and 34 according to Dunstan's Survey of Calera.



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Shelby Cnty Judge of Probate, AL
06/17/1976 12:00:00AM FILED/CERT

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 said grantee, his, her or 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 stated above; that I (we have a good right to sell and convey the same as afore-said; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11 day of June, 1976.

(SEAL) S.M. Bird Sr. (SEAL)
S.M. Bird, Sr.

(SEAL) Glenda M. Bird (SEAL)
Glenda M. Bird

(SEAL) Mavoureen S. Bird (SEAL)
Mavoureen S. Bird

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that S.M. Bird, Sr. and wife, Glenda M. Bird, and Mavoureen S. Bird, unmarried

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 11th day of June A.D. 1976.

Martha B. Joiner
Notary Public

EXHIBIT "K"

RESTRICTIONS "A"

1. Only one residence shall be built on each lot.
2. The building shall be 50 feet from front line of lot.
3. The residence shall squarely face the street and shall have a clearance of not less than 5 feet from the side boundaries of the lot. In cases where one residence occupies more than one lot by straddling the boundary line this restriction will apply to the outside lines of said lots only.
4. All detached buildings shall have the same outside finish and the same style of roof as the residence.
5. No outside storage of wrecked or abandoned cars, machinery or materials is permitted.
6. No solid or spite fences are permitted.
7. Lots are for residential purposes only, no business places permitted.
8. No billboards or display of outside advertising permitted.
9. Subject to any public easement for public highway.

RESTRICTIONS "B" same as "A" excepting Item No. 1, building shall be 20 feet.
RESTRICTIONS "C" same as "A" excepting Item No. 1, building line shall be at option of owner of such lots that are affected by present telephone or power lines.

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JUDGE OF PROBATE

Carroll H. Brouder

Deed, Vol 300

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

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