

NAME RICHARD A. GROENENDYKE, JR.

528

ADDRESS Suite 500 Title Building, Birmingham, Al. 35203

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

19800618000066570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/18/1980 12:00:00 AM FILED/CERTThat in consideration Two Thousand and 00/100----- (\$2,000.00)-----DOLLARS
and other good and valuable consideration
to the undersigned grantorDannie R. Davis, a single man; John D. Garrison and wife, Willie Ruth Garrison
in hand paid byMelissa Jo Henderson
the receipt whereof is acknowledged

the said Dannie R. Davis, a single man;

and John D. Garrison and wife, Willie Ruth Garrison

do grant, bargain, sell and convey unto the said

Melissa Jo Henderson
the following described real estate, situated in

Shelby County, Alabama,

to-wit:

From the SE corner of the NE 1/4 of the NE 1/4 Sec. 28 Twp 21 So. R 3W, run North along the East line of said 40 acres 330' to the point of beginning, thence turn an angle of approximately 90 degrees to the left and run West 210' to a point, thence turn an angle of approximately 90 degrees to the right and run North 210' to a point 210' West of said East line of said 40 acres, said point being on the 50' right-of-way of Pine Ridge Trail, thence turn an angle of approximately 90 degrees to the right and run East 210' to a point on the East line of said 40 acres, thence turn an angle of approximately 90 degrees to the right and run South along said East line 210' to the point of beginning, being one acre, more or less, situated, lying and being in Shelby County, Alabama, including a 50' right-of-way from Shelby County Route 80 along the existing Pine Ridge Trail to said acre of land. Said land hereinabove described is hereby conveyed subject to the following restrictions which are covenants running with the land, namely: No mobile homes shall be permitted on said lot; no livestock shall be kept or maintained thereon; this lot shall not be sub-divided into lots of less than 1/2 acre each and only one house shall be allowed to each lot; no building shall be used on said lot, or lots, except for residential purposes and shall contain no less than 1400 square feet of heated area and shall be built not less than 20' from the side property lines and no less than 35' back from the street or road line.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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:

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 hand and seal S, this
day of May, 1980.

WITNESS:

Deed 2-00

Rec. 2-00

Ind. 1-00

57.00

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

1980 JUN 18 AM 10:59

Dannie R. Davis

John D. Garrison

Willie Ruth Garrison

State of Alabama

JEFFERSON COUNTY

I, Robert S. Glasgow, Jr., a Notary Public in and for said County, in said State, hereby certify that Dannie R. Davis, a single man, and John D. Garrison and wife, Willie Ruth Garrison, 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 10th day of June, 1980. A. D., 19