

500.00

This instrument was prepared by

554

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Mayanice Walton, unmarried

herein referred to as grantors) do grant, bargain, sell and convey unto

Mayanice Walton and T. H. Walton

(herein referred to as GRANTEES) as joint tenants with right of survivorship, 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.

Grantor's address:

T. H. Walton's address:

P. O. Box 766
Columbiana, Alabama 35051

P. O. Box 164
Calera, Alabama 35040

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 7th day of August, 19 86.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Mayanice Walton (Seal)
_____(Seal)
_____(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mayanice Walton, unmarried 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 7th day of August, A. D., 19 86.

Evan D. McArthur
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.

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

1986 AUG -7 PM 4:03

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 17 AM 11:23
Deed Not 300
Carroll M. Smith
JUDGE OF PROBATE