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SEND TAX NOTICE TO: CAROL E. DAVIS
4648 Avenue "S"
Birmingham, AL 35208

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED

857

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Ten Thousand (\$10,000.00) DOLLARS, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Albert L. Weber, a married man; Meint J. Huesman, a married man; and Charlotte Washington Poe Hardwick, a married woman (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Carol E. Davis (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the NE corner of said NE 1/4; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwesterly right of way line of a County Road; thence 57 degrees 03 minutes right, in a Southwesterly direction along said right of way line, a distance of 427.88 feet to a point; thence 108 degrees 01 minutes 10 seconds right and run in a Northwesterly direction a distance of 255.70 feet to a point on the North line of said NE 1/4; thence 103 degrees 54 minutes 10 seconds right along said North line a distance of 425.00 feet, more or less, to the point of beginning.
Situating in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Transmission line permits to Alabama Power Company as recorded in Real Record 084, Page 166, in Probate Office.
4. Right of way to Shelby County, Alabama, as recorded in Deed Book 221, Page 351, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

\$ 8,000.00 of the above consideration was paid from a mortgage recorded simultaneously herewith.

ALSO SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL ATTACH AND RUN WITH THE LAND:

1. 75-foot minimum building set back line from pavement.
2. 20-foot minimum building set back line from side boundary lines.
3. There shall be no further division of lands herein described.
(NO subdivision.)

CHARLOTTE WASHINGTON POE IS ONE AND THE SAME PERSON AS CHARLOTTE WASHINGTON POE HARDWICK.

Mike A

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4. All parcels shall be used for single family residential purposes exclusively.
5. There shall be no more than one (1) dwelling per parcel, irregardless of the type of structure.
6. No commercial endeavors of any kind will be allowed.
7. There shall be no swine or dog kennels.
8. No storage buildings or outdoor storage shall be permitted closer to the front of the described parcel than the rear of the existing dwelling.
9. It shall be the responsibility of each owner to prevent the occurrence of any unclean, unsightly refuse or garbage in the front of the parcels.
10. Subject to easements and restrictions of record.

IN WITNESS WHEREOF, the owner has hereunto set its hand and seal this the 7th day of Feb., 1988.

Albert L. Weber
Albert L. Weber

Meint J. Huesman
Meint J. Huesman

Charlotte Washington Roe Hardwick
Charlotte Washington Roe Hardwick

by: Albert L. Weber, as
attorney-in fact by the Power
of Attorney recorded in Real
Record 024, Page 359, in the
Probate Office of Shelby
County, Alabama.

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State hereby, certify that ALBERT L. WEBER, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of Feb., 1988.

Stuart James
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ALBERT L. WEBER, whose name as Attorney in Fact for Meint J. Huesman, 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, he executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 7th day of Feb., 1988.

Stuart James
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that CHARLOTTE WASHINGTON POE HARDWICK, a married woman, 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 Feb., 1988.

Stuart Grine
Notary Public

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RECEIVED
Deed TAX 2.00
Recording Fee 7.50
Index Fee 2.00
TOTAL \$ 11.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 FEB 12 PM 2:22

Thomas P. Snowden, Jr.
JUDGE OF PROBATE