



20110314000082560 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
03/14/2011 12:36:33 PM FILED/CERT

SEND TAX NOTICE TO:

John and Dorothy Cummings

31 Wallace Road

Montevallo, Alabama 35115

10,000 DSC

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

Shelby County, AL 03/14/2011
State of Alabama
Deed Tax:\$10.00

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00)** and other good and valuable considerations to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Dorothy S. Cummings**, married, (herein referred to as grantor), do grant, bargain, sell and convey unto myself, **Dorothy S. Cummings and husband, John Thomas Cummings** (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10 and Lot 11, in Block 3, according to map and survey of Wilmont Gardens Subdivision, as recorded in Map Book 4, page 6, in the Probate Office of Shelby County, Alabama.

This deed is given subject to the following protective covenants which shall run with the land: All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5,500.00 containing at least 700 square feet in the main body of the house. All lots have a 30 foot building line from the street and a 7 foot side line clearance. An easement of 3 feet on each side of all lot lines for public utilities shall be reserved, and no buildings to be located thereon. 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.

NOTE: This is not the homestead of the grantor or the grantees.

TO HAVE AND TO HOLD unto the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And grantor does for herself, and for her successors and assigns covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her successors, assigns, heirs, executors, personal representatives and administrators warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.



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EN WITNESS WHEREOF, grantor has hereunto set her hand and seal this the 14th day
of March, 2011.

Dorothy S. Cummings
Dorothy S. Cummings

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy S. Cummings, 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 14 day of March, 2011.

Kim M. Foster
Notary Public

My Commission Expires: 12-28-2014