55¢ Federal Stamps Cancelled on this Deed

#2404

DEED

Consideration \$300.00

In consideration of One (\$1.00) Dollar and other good and valuable consideration, we, B. T. Avara and Mrs. Anita S. Avara, do hereby grant, bargain, sell, and convey unto O. S. Benton the following described real property, to-wit:

Begin at a point where the south line of SE₄ of NW₄ of Section 34, Township 19, Range 2 East, intersects with the westerly line of the right of way of the Chancellor's Ferry Road and run northwesterly along said public road, 1,000 feet to the beginning point; thence continue along said public road in a northwesterly direction, 62 feet; thence run in a southwesterly direction and perpendicular to said public road, 150 feet; thence run in a southeasterly direction, and parallel with said public road, 62 feet; thence run in a northeasterly direction, and perpendicular to said public road, a distance of 150 feet to the point of beginning; all being in the S₂ of NW₄ of Section 34, Township 19, Range 2 East, Shelby County, Alabama.

Said property is no part of the homestead of grantors.

TO HAVE AND TO HOLD, to the said 0. S. Benton, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators, covenant with the said 0. S.

Benton, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors, and administrators, shall warrant and defend the same to the said 0. S. Benton, his heirs and assigns forever, against the lawful claims of all persons.

The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon, or for the operation of tourist cabins thereon. This

shall be a covenant running with said land and shall bind the grantee, his successors, heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

WITNESS OUR SIGNATURES, this the 9 day of July, 1945.

B. T. Avara

Mrs. B. T. Avara

STATE OF MISSISSIPPI

LAUDERDALE COUNTY

I, Howard Cameron, Chancery Clerk in and for said County and State, hereby certify that B. T. Avara, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date and being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 9 day of July, 1945.

Howard Cameron, Chancery Clerk,
By Mary Ann Lemmoins, D. C.

Seal

STATE OF MISSISSIPPI

LAUDERDALE COUNTY

I, Howard Cameron, Chancery Clerk in and for said County and State, hereby certify that Mrs. Anita S. Avara, wife of B. T. Avara, whose name is signed to the foregoing conveyance and who is known to me acknowledged before me on this date and being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

y

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 9 day of July, 1945.

Howard Cameron, Chancery Clerk

By Mary Ann Lemmoins, D. C.

Filed for record in this office on the 10th day of September, 1945, at nine o'clock A. M. and duly recorded in

Seal

Deed Record Vol. 121 on page 501 and examined.

L. C. Walker, Judge of Propate.

SHELBY COUNTY

I hereby certify the

SO Privilege in

Pass been paid on the within

Instrument as required to

L. C. WALKER.