

4282

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450

FORM 207-A—WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One Hundred and no/100— DOLLARS

and other good and valuable consideration

to the undersigned grantor L. N. Wyatt and wife, Kathleen E. Wyatt

in hand paid by Walter Kenneth Ritch and Retha Nell Ritch

the receipt whereof is acknowledged we the said
L. N. Wyatt and wife, Kathleen E. Wyatt

do grant, bargain, sell and convey unto the said Walter Kenneth Ritch and Retha Nell Ritch

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

Lots 3 and 4 according to the L. N. Wyatt Subdivision No. 1 being a part of the $\frac{W\frac{1}{2}}$ of the $NW\frac{1}{4}$ of Section 34 and part of $E\frac{1}{2}$ of the $NE\frac{1}{4}$ of Section 33, Township 19, Range 2 East, which is recorded in Map Book 3 Page 129 in the Probate Office of Shelby County, Alabama. Said land is more particularly described as follows:

Commence at the SE corner of $SE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 34, Township 19, Range 2 East and run west along said section line 226 feet, more or less, to the east line of the Florida Short Route, sometimes known as Ala. Highway No. 91, and run northwesterly along said highway 2621 feet; thence run in a northwesterly direction along said highway 260 feet to a point which point is the south most corner of said L. N. Wyatt Subdivision; thence continue in a northwesterly direction along said highway 200 feet to the point of beginning of the lots herein conveyed; thence run in a northeasterly direction and perpendicular to said highway 200 feet; thence run north 49 degrees 30 minutes west 200 feet to an iron pipe; thence run in a southwesterly direction and perpendicular to said Highway 200 feet to the east line of said Highway; thence run in a southeasterly direction 200 feet to the point of beginning.

The above described property shall not be used for the sale or storage of alcholic 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 grantees, their successors, heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

TO HAVE AND TO HOLD Unto the said Walter Kenneth Ritch and Retha Nell Ritch

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

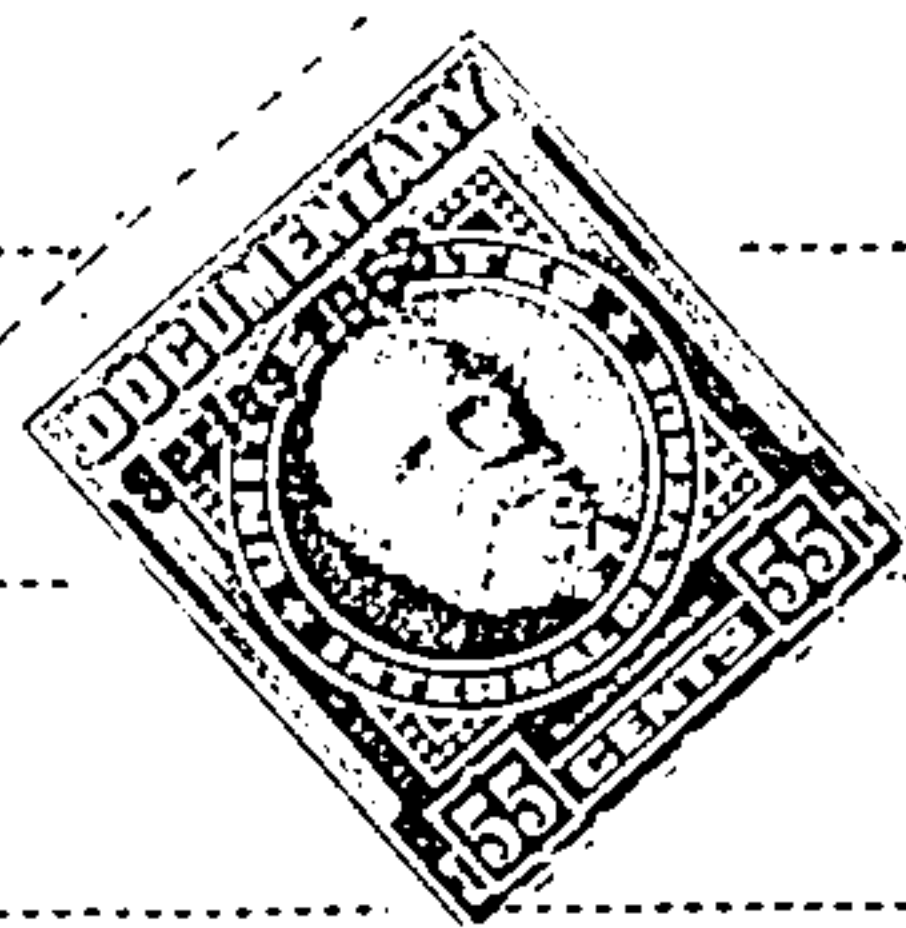
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this 31st day of August, 1954.

WITNESSES:



L. N. Wyatt (Seal.)
Kathleen E. Wyatt (Seal.)
(Seal.)
(Seal.)

State of ALABAMA

SHELBY

COUNTY

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I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that L. N. Wyatt and wife, Kathleen E. Wyatt 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 31st day of August 19 54

Martha B. Joiner As Notary Public

State of

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 50.00 Privilege Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within was filed for record the day of at o'clock and recorded in record Page and the Mortgage Tax of Deed Tax of has been paid.

L.C. Walker Judge of Probate

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