

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ONE HUNDRED FIFTY AND NO/100

6776 DOLLARS

to the undersigned grantor Lewis E. Everette, an unmarried man

in hand paid by W. E. Durrett and wife, Jo Ann Durrett

the receipt whereof is acknowledged I the said Lewis E. Everette

do grant, bargain, sell and convey unto the said W. E. Durrett and Jo Ann Durrett

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

Shelby County, Alabama, to-wit:

A part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, more particularly described as follows: Commence at the NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 22, Township 21, Range 3 West, and run thence Westerly along the North boundary of said Quarter Quarter Section 228.71 feet to a point on the West boundary of a street; thence turn an angle of 90 deg. to the left and run thence Southerly and parallel with the East boundary of said Quarter Quarter Section 834.84 feet for point of beginning; thence continue Southerly and parallel with the East boundary of said Quarter Quarter Section, and along the West boundary of said Street 104.355 feet to a point; thence turn an angle of 90 deg. to the right and run thence Westerly 208.71 feet to a point; thence turn an angle of 90 deg. to the right and run thence Northerly and parallel with the East boundary of said Quarter Quarter Section 104.355 feet; thence turn an angle of 90 deg. to the right and run thence Easterly and parallel with the South boundary of said Quarter Quarter Section 208.71 feet to point of beginning, containing 1/2 acre, more or less.

Said above land shall be used for residential purposes only and no commercial building or business shall be carried on on said land and it is agreed and understood that this shall be a covenant running with the land and shall bind the grantees, their 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 W. E. Durrett and Jo Ann Durrett,

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and My 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 hand and seal,

this 12th day of March, 1962

WITNESSES:

Lewis E. Everette (Seal.)
(Lewis E. Everette)

(Seal.)

(Seal.)

(Seal.)

W. E. Durrett
P. D. # 83

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TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the.....

day of.....19.....

at.....o'clock.....M, and was duly re-

corded in Volume.....of Deeds

at page....., and examined.

Judge of Probate.

State of

Shelby by

COUNTY

I, L.G. Nunna lly. Sr, a Notary Public in and for said County, in said State, hereby certify that Lewis E. Evenette 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of March 19 62

My Commission expires 1/14/63

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



19620312000000010 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/12/1962 12:00:00AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
1977 MAR 23 PM 2:10
JUDGE OF PROBATE

Fee 3.00
Ind 1.00
\$4.50

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