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State of Alabama
SHELBY County }

Know All Men By These Presents.

That in consideration of FIFTY DOLLARS and other valuable consideration ~~IN LAND~~

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

in hand paid by Charles H. Davenport and wife, Barbara J. Davenport

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

do grant, bargain, sell and convey unto the said Charles H. Davenport and Barbara J. Davenport

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 437.32 foot to a point; 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 313.065 foot to the point of beginning of the land herein conveyed; thence continue Southerly and parallel with the East boundary of said Quarter Quarter section 104.355 foot to a point; thence turn an angle of 90 deg. to the right and run Westerly 208.71 foot to the East boundary of a proposed street; thence turn an angle of 90 deg. to the right and run thence Northerly along the East boundary of said street and parallel with the East boundary of said Quarter Quarter Section 104.355 foot to a point; thence turn an angle of 90 deg. to the right and run thence Easterly 208.71 foot to the point of beginning, containing 1/2 acre more or less.

Said above described 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 Charles H. Davenport and Barbara J. Davenport

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 13th day of March, 1962

WITNESSES:



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

(Seal.)

(Seal.)

(Seal.)

Realty Title Co.
2025 4th Ave., N.
Birm. Form 2074

TO

WARRANTY DEED

JOINT GRANTEES 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 recorded in Volume of Deeds at page , and examined.

Judge of Probate.

State of **ALABAMA**
SHELBY COUNTY

I, Le G. Nunnally, Sr., a Notary Public in and for said County, in said State, hereby certify that Lewis E. Everette whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 13th day of March

1962

I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 A.M.

7-6 1962

Lewis E. Everette As Notary Public

RECORDED & \$ MTG. TAX
\$ DEED TAX HAS BEEN
PAID ON THIS INSTRUMENT.

COUNTY

Conrad M. Doniger

I, JUDGE OF PROBATE, 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 to be the wife of the within named 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

Lewis E. Everette As Notary Public

1.05
1.00

2.25