

State of Alabama

SHELBY

County

421X  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED FIFTY AND NO/100

DOLLARS

to the undersigned grantors Roy H. Gardner and wife, Merrill Gardner, (who is one and the same as Murel Gardner)

in hand paid by Henry R. Caton and wife, Mildred L. Caton

the receipt whereof is acknowledged we the said Roy H. Gardner and Merrill Gardner

do grant, bargain, sell and convey unto the said Henry R. Caton and Mildred L. Caton

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

Shelby County, Alabama, to-wit:

Begin at a point where the south line of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 34, Township 19, Range 2 East intersects with the westerly line of the right of way of the Florida Short Route, sometimes known as U.S. Highway #91, and run northwesterly along said highway line 1897 feet to the beginning point; thence continue along said highway line in a northwesterly direction 50 feet; thence run in a southwesterly direction and perpendicular to said highway line 150 feet; thence run in a southeasterly direction and parallel with said highway line 50 feet; thence run in a northeasterly direction and perpendicular to said highway line a distance of 150 feet to the point of beginning; all being in the W  $\frac{1}{2}$  of NW  $\frac{1}{4}$  of Section 34, Township 19, Range 2 East, Shelby County, Alabama.

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 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 Henry R. Caton and Mildred L. Caton

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 12th day of February, 1962.

WITNESSES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Roy H. Gardner (Seal.)  
Mrs. Merrill Gardner (Seal.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)  
\_\_\_\_\_ (Seal.)

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RETURN TO:

*Hagermanville, Ala.*

TO

**WARRANTY DEED**  
JOINT WITH RIGHT OF SURVIVORSHIP

145  
150  
155  
250

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA  
SHELBY COUNTY

I *Lance Brasher*

a Notary Public in and for said County, in said State,

heroby certify that Roy H. Gardner and Merrill Gardner

whose name s 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

12th day of February, 1962.

*Lance Brasher*

Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 5/21/62  
RECORDED & S. 1170. TAX  
& S. 2200 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Corral M. Brasher*  
JUDGE OF PROBATE