

State of Alabama

Shelby County

2634 Know All Men By These Presents.

That in consideration of Four hundred and fifty (\$450.00) DOLLARS and other good and valuable considerations

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

in hand paid by Howard Payton and wife Eunice Payton

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

do es grant, bargain, sell and convey unto the said Howard Payton and wife Eunice Payton

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

Shelby County, Alabama, to-wit: From the Northeast corner of the NW 1/4 of the NW 1/4 of Section 22, Township 21 South, Range 3 West, run Westerly along the North boundary line of the said NW 1/4 of the NW 1/4 of Sec. 22, Tsp. 21S, R 3W for 437.07 feet; Thence turn an angle of 90 deg. 52 min. to the left and run Southerly for 422.99 feet to the point of beginning of the land herein described and conveyed. Thence turn an angle of 89 deg. 17 min. to the right and run Westerly for 208.0 ft.: Thence turn an angle of 89 deg. 39 min. to the left and run Southerly for 521.77 ft: Thence turn an angle of 90 deg. 00 min. to the left and run Easterly 208.71 ft: Thence turn an angle of 90 deg. 00 min. to the left and run Northerly 104.35 ft: Thence turn an angle of 90 deg. 00 min. to the right and run Easterly 208.71 ft: Thence turn an angle of 90 deg. 00 min. to the left and run Northerly 417.42 ft: Thence turn an angle of 90 deg. 21 min. to the left and run Westerly 208.71 ft., more or less, to the point of beginning.

This land being a part of the NW 1/4 of the NW 1/4 of S. 22, Tsp. 21S, R 3W. and being 4.5 acres 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 Howard Payton and wife Eunice Payton

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 13 day of February 1964

WITNESSES:

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



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TO

*Harold E. Payne*  
*615 8th St-N*  
*Birmingham*

**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.

*145*

*170*

*55*

*72.50*

State of \_\_\_\_\_

Shelby

COUNTY

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

I, *Sue Rubin* hereby certify that *Louis E. Dvorotte* 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *13* day of *February*, 19 *64*

*Sue Rubin* As Notary Public

State of \_\_\_\_\_

Shelby

COUNTY

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

I, *Sue Rubin* do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, *Sue Rubin* came before me known to me 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

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED FOR RECORD  
RECORDED & INDEXED BY  
2088 REC'D TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*[Handwritten signature]*