

STATE OF ALABAMA I  
SHELBY COUNTY I

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KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Fifty and no/100 Dollars (\$650.00) to the undersigned Henry R. Caton and wife Mildred L. Caton, herein referred to as Grantors, in hand paid by L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do grant, bargain, sell and convey unto the said Grantees as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Begin at a point where the south line of SE 1/4 of NW 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 1/2 of NW 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 Grantees 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 the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 27 day of AUGUST, 1970.

Henry R. Caton (SEAL)  
Henry R. Caton

Mildred L. Caton (SEAL)  
Mildred L. Caton

STATE OF ALABAMA

COUNTY OF Shelby

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I, the undersigned authority in and for said County, in said State, hereby certify that Henry R. Caton and wife, Mildred L. Caton, whose names are signed to the

foregoing instrument, and who are known to me,  
acknowledged before me on this day that, being informed  
of the contents of this instrument, they executed  
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27  
day of August, 1970.

My Commission expires  
June 1-1972.

Francis E. Spates  
Notary Public

STATE OF ALA. SHERIFF CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED:  
Book 204 Page 838  
1970 NOV 12 PM 3:45  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Connel M. Smith  
JUDGE OF PROBATE