

This instrument was prepared by

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(Address) Columbiana, Alabama 35051

7438

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kathleen E. Wyatt, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Louie B. Osborne

(herein referred to as grantee, whether one or more), 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 No. 91, and run northwesterly along said highway line 1897 feet to the beginningpoint; 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 abreach thereof the same may be enjoined in any court of competent jurisdiction.

19740805000038700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/05/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG -5 AM 11:28
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Brubaker

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hands(s) and seal(s), this 5th day of August, 1974.

(Seal)

Kathleen E. Wyatt

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen E. Wyatt, a widow 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 5th day of August, A. D., 1974.

Nancy K. Jarner

Notary Public.