

2814  
STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, to the undersigned grantor, JAMES E. BYRD and SHIRLEY COX BYRD, in hand paid by MARGARET E. CATON, the said JAMES E. BYRD and SHIRLEY COX BYRD, does by these presents, grant, bargain, sell and convey unto the said MARGARET E. CATON, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 20 and 21, according to Waxa Subdivision, the same being a part of Section 35, Township 24, North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama.

There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean seal level as established by the U. S. Coast and Geodetic Survey as adjusted in January, 1955. Grantee shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean seal level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising or original Lay Lake by said Company.

The elevation above sea level used when the original Lay Lake was constructed is converted to U. S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 235, pages 550-551 in the Probate Office of Shelby County, Alabama.

Mineral Rights excepted.

TO HAVE AND TO HOLD, to the said MARGARET E. CATON, her heirs and assigns forever.

And said James E. Byrd and Shirley Cox Byrd, does for themselves, their successors and assigns, covenant with said MARGARET E. CATON, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free and clear from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said MARGARET E. CATON, her heirs, executors and assigns forever, against the lawful claims of all persons.

BOOK 237 PAGE 239  
19760227000016520 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
02/27/1976 12:00:00 AM FILED/CERT



IN WITNESS WHEREOF, the said James E. Byrd and Shirley Cox Byrd, have hereto set their signature on this the 20th day of February, 1976.

James E. Byrd  
James E. Byrd

Shirley Cox Byrd  
Shirley Cox Byrd

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me the undersigned authority in and for the abovementioned county and state, James E. Byrd and Shirley Cox Byrd, who acknowledged that they signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official Seal of Offices, this the 20th day of February, 1976.

[Signature]  
Notary Public

My Commission Expires:

8-22-78



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Shelby Cnty Judge of Probate, AL  
02/27/1976 12:00:00 AM FILED/CERT

1976 FEB 27 PM 10:37  
Beck Feb 8  
Cox of Probate  
JUDGE OF PROBATE  
INSTRUMENT WAS FILED  
SHELBY COUNTY, ALABAMA

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