

This instrument was prepared by

(Name) Mickey L. Johnson 9/2

(Address) P. O. Box 352, Harpersville, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800826000094750 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/26/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Dollars, (\$7,000.00)

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

Leonard N. Wyatt, Jr. & wife Gloria B. Wyatt

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

John Watts

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION:

Commence at the SE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East and run West along said Section line 226 ft., more or less, to the East line of the Florida Short Route, sometimes known as U.S. highway 280, and run Northwesterly along said Highway 2621 feet; thence run in a Northwesterly direction along said Highway 260 feet; thence run in a Northeasterly direction and perpendicular to said Highway 318 feet, more or less, to a point on the West line of Old Kymulga Ferry Road, now known as Chancellor's Ferry Road and which is also the Northmost corner of Floyd and Eunice Reames Lot; thence run in a Westerly direction and perpendicular to said Highway 280 and along the Northwesterly line of said Reames Lot 318 feet, more or less, to the Easterly line of Highway 280; thence along same in a Northwesterly direction 400 feet to the point of beginning; thence run in a Northeasterly direction, perpendicular to said Highway 280, 200 feet to a point; thence turn to the left and run in a Northwesterly direction, parallel to the right-of-way of said highway, a distance of 219 feet, more or less, to the East line of the property formerly belonging to F. Jackson; thence run in a Southeasterly direction a distance of 218 feet, more or less, to a point on the East right-of-way line of said U. S. Highway 280, said point being 130 feet North-west of the point of beginning; thence run in a Southeasterly direction along said highway right-of-way line a distance of 130 feet to the point of beginning. Being situated in the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 34 and in E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 33; all in Township 19, Range 2 East.

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

(this description continued on reverse side)

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 GRANTEE their heirs and assigns, that I (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, we have hereunto set our hands(s) and seal(s), this 20 day of August, 1980

(Seal)

(Seal)

(Seal)

Leonard N. Wyatt, Jr. (Seal)
Gloria B. Wyatt (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Mary E. Hawk, a Notary Public in and for said County, in said State hereby certify that Leonard N. Wyatt, Jr. and Gloria B. Wyatt whose name 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 20 day of August, A. D., 1980

City Bank of Childersburg

Mary E. Hawk
Notary Public

(Continuation of Description)

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.

Seven thousand dollars (\$7,000.00) of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

19800826000094750 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
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10:0 AM 26 AM 9:06

Recm Tg. 405-151

Rec. 3.00

Ind. 100

4.00