

3636

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

200

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Our love and affection for Grantees and the sum of One (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

R. B. Jones and wife, Jessie T. Jones,

(herein referred to as grantors) do grant, bargain, sell and convey unto John Thomson Richardson and Margaret Jones Richardson,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in NE 1/4 of NW 1/4 of SEC. 7, Tp. 20 S. R. 3 W. SHELBY County, Alabama to-wit:

Lot Five (5), according to the map of R. B. Jones and wife, Jessie T. Jones, as recorded in Map Book Four (4), page 69 in the Office of the Judge of Probate of Shelby County, Alabama, subject to the following building restrictions:

- 1---Said property is for residential purposes only.
- 2---Any residence erected on said property must conform to F. H. A. regulations. square/
- 3---Any residence erected on said property must have 1000\*feet heated area.

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS INSTRUMENT  
 WAS FILED ON 4/25/62  
 RECORDED & \$ 1.00 MTG. TAX  
 & \$ 5.00 DEED TAX HAS BEEN  
 PD. ON THIS INSTRUMENT.  
*Conrad N. Louder*  
 JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, we have hereunto set our hand(s) and seal(s), this 10th day of April, 19 62.

WITNESS:

*Wm. C. Smithson*

*R. B. Jones*  
*Jessie T. Jones*

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Wm. C. Smithson, a Notary Public in and for said County, in said State, hereby certify that R. B. Jones and wife, Jessie T. Jones whose name is signed to the foregoing conveyance, and who are each known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they each executed the same voluntarily on the day the same bears date. of office Given under my hand and official seal this 10th day of April, A. D., 19 62.

*Wm. C. Smithson*  
Notary Public.

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