

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

STATE OF ALABAMA }
SHELBY COUNTY }

3637

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ~~One Thousand (\$1000.00)~~ ^{as evidenced by a purchase price mortgage, executed herewith,} ~~-----~~ DOLLARS the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, the said Grantors, R. B. Jones and wife, Jessie T. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto John Thomson Richardson, Sr. 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 NE¹/₄ of NW¹/₄ of Sec. 7, Tp 20 S, R. 3 W. Shelby County, Alabama to-wit:

Lot Four (4), 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.
- 3---Any residence erected on said property must have 1000*feet ^{square/} heated area.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/11/62
RECORDED & \$ 1.25 REG. TAX
& \$ 5.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
Notary Public

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~~ ^{our} have hereunto set ~~our~~ hand(s) and seal(s), this ^{10th} day of ^{April}, 19 ⁶²

WITNESS: *John Thomson Richardson*

R. B. Jones
Jessie T. Jones

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

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 names are ^{are each} signed to the foregoing conveyance, and who ^{they each} known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance ^{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}, 19 ⁶²

Wm. C. Smithson
Notary Public.

BOOK 220 PAGE 295