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

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

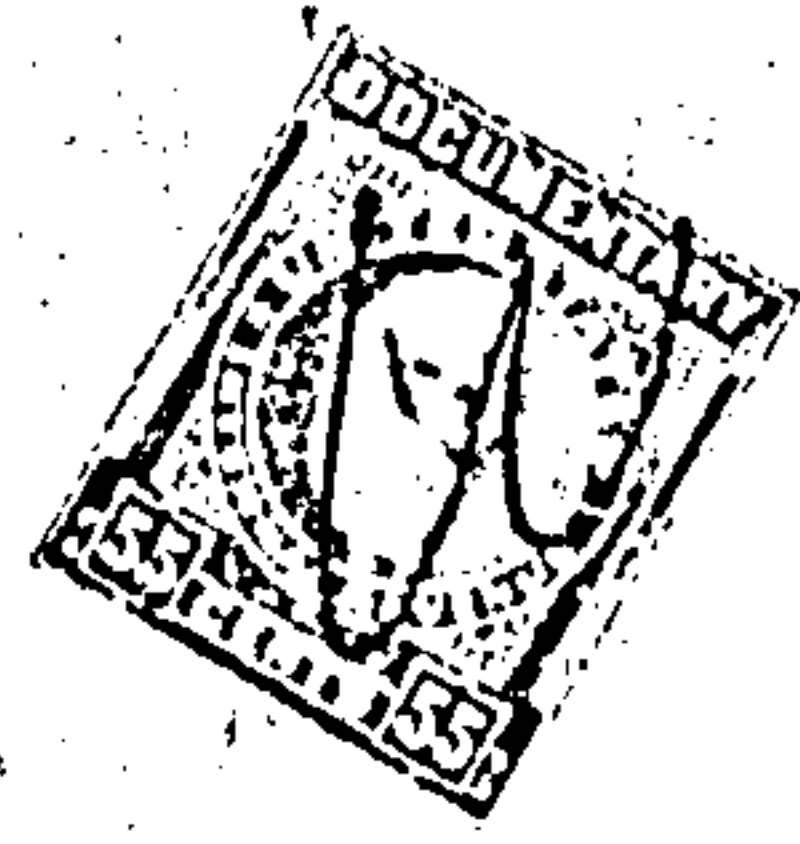
That in consideration of One Hundred Dollars and No/100 and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dillard C. Allen and Vadean W. Allen

(herein referred to as grantors) do grant, bargain, sell and convey unto

James C. Shelly and Wife, Patsy McAliley Shelly (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 Shelby County, Alabama to-wit:

Lot 19, Block 1 according to the map on file in the Judge of Probate Office, Shelby County Alabama known as the Dunwar Estates Subdivision, recorded in Map Book 3, Page 154. It being hereby agreed by all parties concerned with the transfer of title of this property that in further consideration for the transfer of title that no building shall be erected upon this property now or at any future time except a building for a residence of not less than 1050 square footage and of such a nature and outside appearance as is in general keeping with the surrounding dwellings, and that no outbuildings shall be erected such as farm buildings, and that no farm animals shall be kept on this property such as cows, chickens, goats, etc. It being the intent of this covenant that this property be used for residential dwelling purposes and that purpose alone.

And GRANTEES shall assume that certain mortgage in full as held by Birmingham Federal Savings & Loan Association, 511 S. 20th Street, Birmingham, Alabama.



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 6/28/62  
RECORDED & \$1.00 MTG. TAX  
& \$0.50 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
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 28th day of June, 1962.

WITNESS:

Dillard C. Allen  
Vadean W. Allen

BOOK 221 PAGE 132

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, Notary Public in and for said County, in said State, hereby certify that Dillard C. Allen and Wife, Vadean W. Allen whose name is 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 28th day of June, A.D. 1962

Notary Public  
STATE OF ALABAMA