

*See mtg 240
p 175*

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,

ONE THOUSAND AND NO/100 DOLLARS

\$5,500.00

That in consideration of and the execution of a purchase money mortgage in the sum of ~~XXXXXX~~ to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, N. Joe Klotzman and wife Ethel B. Klotzman

(herein referred to as grantors) do grant, bargain, sell and convey unto Henry Leo Brown, Sr. and wife Marilyn Lucile Brown

(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 6 in Block N according to Lyman's Addition to Town of Montevallo, as recorded in Map Book 3 on page 27 in the Probate Office of Shelby County, Alabama.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-1-63
RECORDED & \$4.00 LITG. TAX
& \$1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Comm. M. J. J. J.

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 2nd day of January, 1963.

WITNESS:

J. F. Wallace

N. Joe Klotzman
Ethel B. Klotzman

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, *W. R. Broadhead*, a Notary Public in and for said County, in said State, hereby certify that *N. Joe Klotzman and wife Ethel B. Klotzman* whose names 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 2nd day of January, 1963.

W. R. Broadhead

Notary Public.

BOOK 224 PAGE 1