

State of Alabama

Shelby

County

3276

Know All Men By These Presents,

That in consideration of Twelve hundred (\$1200.00)

DOLLARS

to the undersigned grantors Bessie Marie Brandenburg and husband Homer L. Brandenburg

in hand paid by Robert J. Anderson and wife Madge Tanner Anderson

the receipt whereof is acknowledged we the said Bessie Marie Brandenburg and husband Homer L. Brandenburg

do grant, bargain, sell and convey unto the said Robert J. Anderson and wife Madge Tanner Anderson

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 8, Block 2, of First addition to Fall Acres Subdivision in Map Book 4, Page 77, in the Probate office of Shelby County, Alabama. Situated in, and being a part of the South Half of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21. South, Range 3 West, Shelby County, Alabama. Restrictive Covenant: Restrictions appearing of record on First addition to Fall Acres Subdivision plat as follows; "All lots are for residential purposes only, and dwellings shall have a minimum of one thousand (1000) square feet in the main body of the house. No structures of a temporary nature such as, trailers, tents, shacks, basements, garages, or other out buildings shall be used as a residence either temporarily or permanently".

TO HAVE AND TO HOLD Unto the said Robert J. Anderson and wife Madge Tanner Anderson as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal, this 16th day of March, 1963

WITNESSES:

Alton Young

Harold A. Pugh

Thomas J. Anderson (Seal.)

Madge I. Anderson (Seal.)

(Seal.)

(Seal.)

498-104-1-22-1000

TO

But 423

Alhaster

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate

1.45
1.55
1.65

State of Alabama

Shelby

COUNTY

I, Sue Rubin, a Notary Public in and for said County, in said State, hereby certify that Bossie Marie Brandenburg whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of March

19 63

Sue Rubin

As Notary Public

State of Alabama

Shelby

COUNTY

I, Sue Rubin, a Notary Public in and for said County, in said State, do hereby certify that on the 16 day of March, 19 63, came before me the within named Homer L. Brandenburg known to me to be the wife of the within named Bossie Marie Brandenburg who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 16 day of March

19 63

Sue Rubin

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
RECORDED & S. TAX
& S. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Judge of Probate

598 224 565