

3858

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 ---Twenty-five hundred (\$2500.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

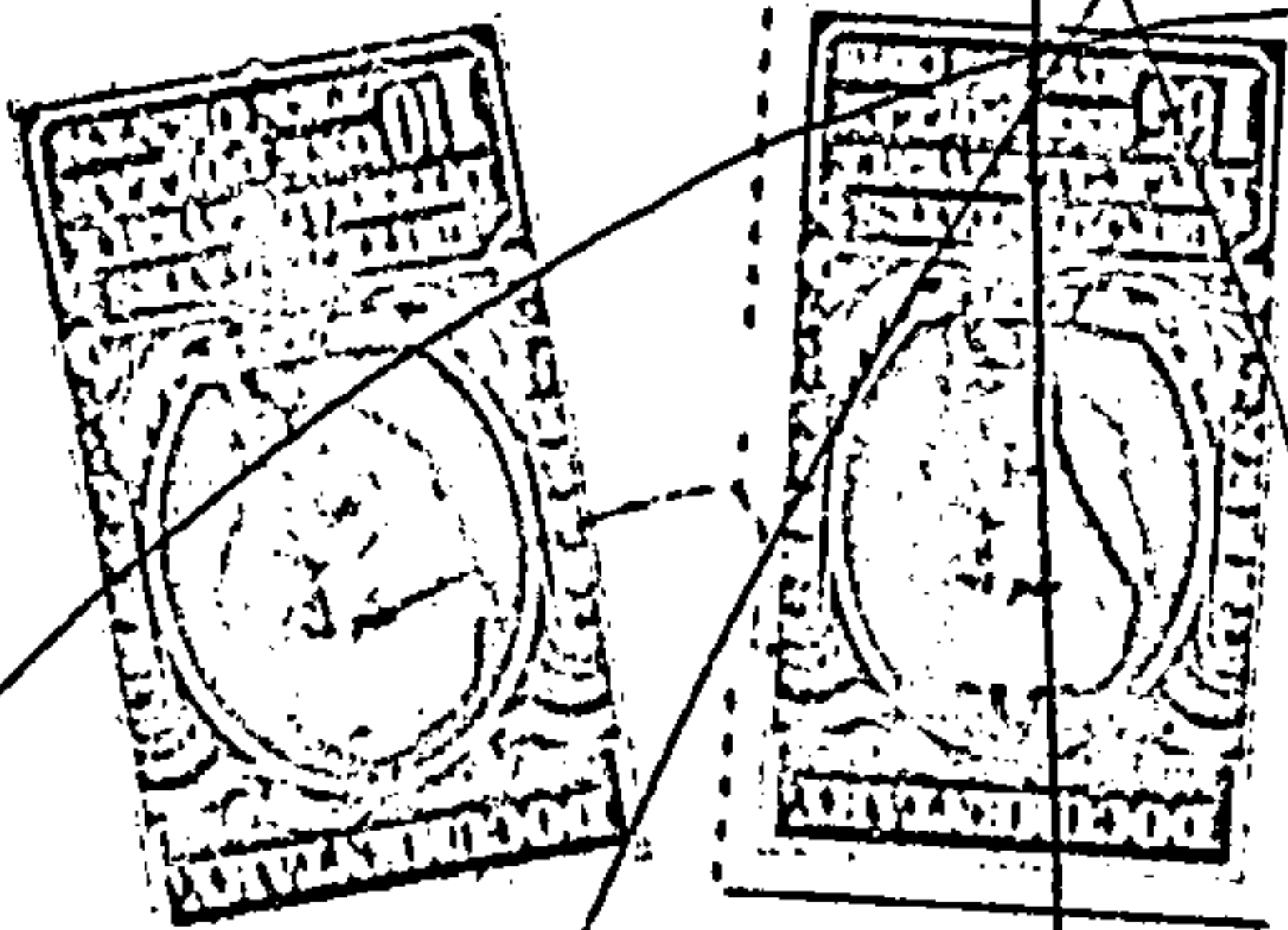
Robert B. Jones, Sr. and Jessie Mae Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto Harold R. Brown and Dolores B. 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 NE 1/4 of NW 1/4 Sec. 7, Tp 20 S, R 3 W SHELBY County, Alabama to-wit:

Begin at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section Seven (7), Township 20 South, Range 3 West: From said point of beginning and from the North Line of said quarter-quarter Section turn an angle to the right of 48 degrees 35 minutes and run in a Southeasterly direction 501.00 feet to the Northwesterly right of way of a County Highway; thence turn an angle to the Left of 97 degrees 02 minutes and run along said Highway right of way in a Northeasterly direction a distance of 228.48 feet to the point of curve of a curve to the right and having a radius of 2247.95 feet, a central angle of 7 degrees 03 minutes, an arc distance of 276.60 feet; thence run along said arc of said curve 276.60 feet to the point of tangent of said curve; thence continue along a line tangent to said curve 14.24 feet to a point intersecting the North Line of said Section 7; thence turn an angle to the Left of 138 degrees 36 minutes and run West along said North Line of said Section 688.71 feet to point of beginning. This plot contains 3.0 acres; subject to the following building restrictions:

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



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 6th day of May, 1963

WITNESS:

[Signature]

Robert B. Jones, Sr. (Seal)
Jessie Mae Jones (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/17/63
RECORDED & S. & D. TAX
PAID ON THIS INSTRUMENT.

STATE OF ALABAMA

JEFFERSON COUNTY

Wm. C. Smithson

JUDGE OF PROBATE

I, _____ a Notary Public in and for said County, in said State, hereby certify that Robert B. Jones, Sr. and wife, Jessie Mae Jones 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 each executed the same voluntarily on the day the same bears date. of office 6th day of May, A. D., 1963

[Signature]
Notary Public.

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