

1500 AP
REC M 7 288 P592

24

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of Fourteen Thousand Five Hundred and No/100

DOLLARS

to the undersigned grantors Claude Brown, Jr., and wife, Elna Davis Brown,

in hand paid by James L. Durrett and wife, Dorthy Fayrene Durrett,

the receipt whereof is acknowledged WO the said Claude Brown, Jr., and wife Elna Davis Brown,

do grant, bargain, sell and convey unto the said James L. Durrett and wife, Dorthy Fayrene Durrett,

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

Shelby

County, Alabama, to-wit:

Lot 3 in 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 S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

Subject to restrictions as follows:

"All lots are for residential purposes, and dwellings shall have a minimum of 1000 square feet in the main body of the house. No structure of a temporary nature, such as trailers, tents, shacks, basements, garages, or other outbuildings shall be used as a residence either temporarily or permanently", and this covenant shall attach to and run with the land.

\$ 13000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James L. Durrett and wife, Dorthy Fayrene Durrett,

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

that WO have a good right to sell and convey the same as aforesaid; that WO 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, WO have hereunto set OUR hands and seals this 9th day of June, 1964

WITNESSES:

Claude Brown Jr. (Seal.)
Elna Davis Brown (Seal.)
(Seal.)
(Seal.)

76
2008 JUN 11 11:22 AM

Summit Sheet
511-So. 20th St.

Charles

8-10502
1.45
1.58
295

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

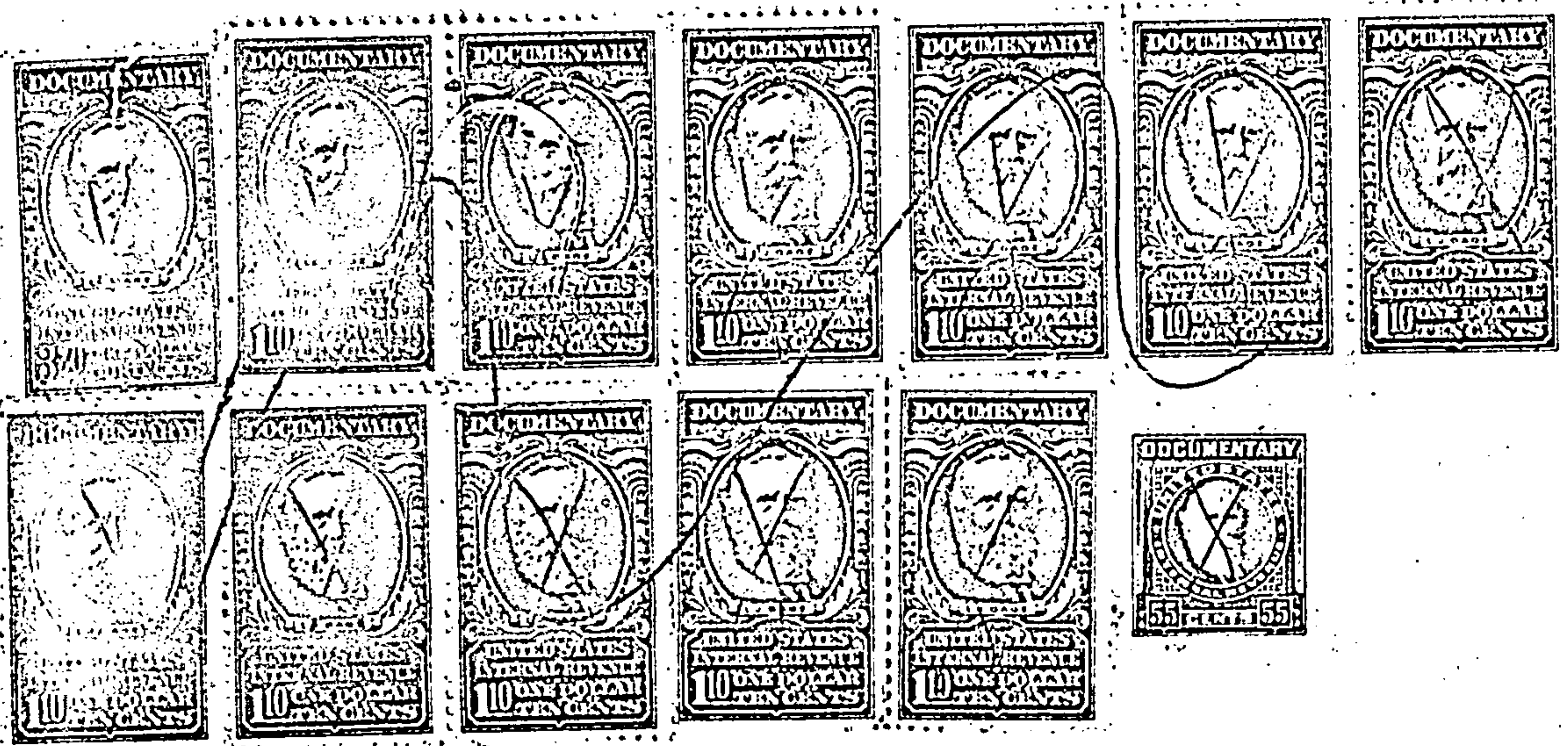
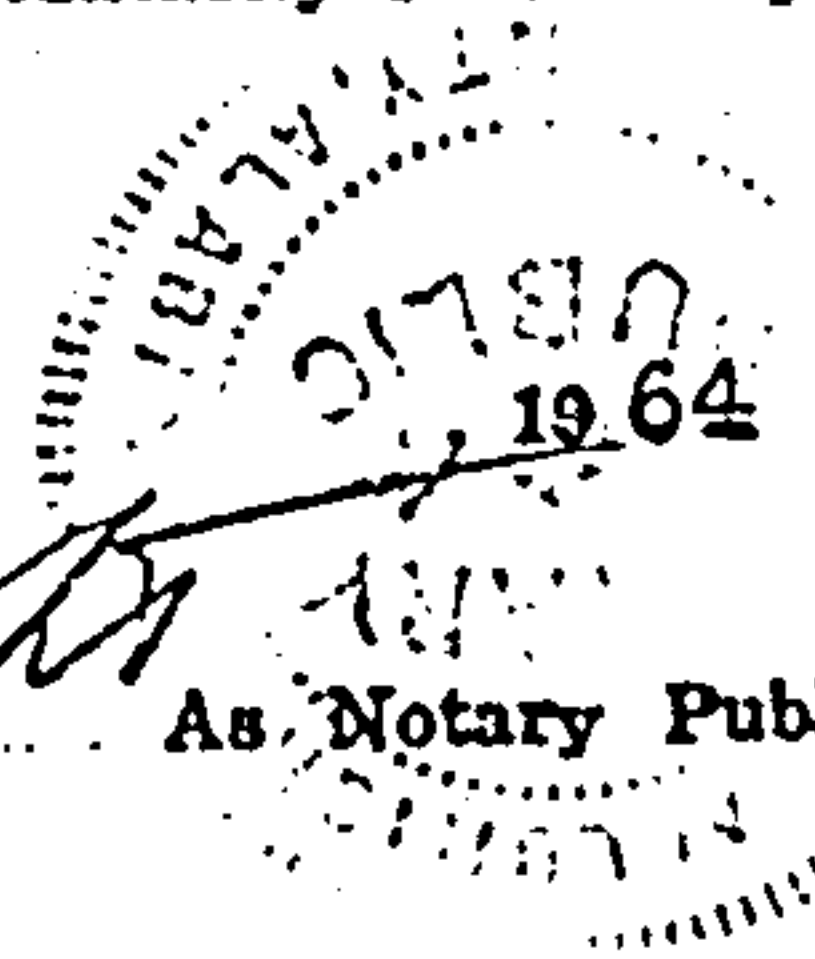
State of ALABAMA
SHELBY County

I, A. H. Allbright, a Notary Public in and for said County, in said State,
hereby certify that Claude Brown, Jr., and wife, Elna Davis Brown,
whose name are signed to the foregoing conveyance, and who are know 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 9th

day of June

A. H. Allbright
As. Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/15/64
RECORDED & PAID TAX
& \$1.50 HAS BEEN
PD. CH. 1.50
C. H. Ponder
JUDGE OF PROBATE