

5321

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 Three Thousand and no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alvin Joseph McGaughey and wife, Jessie Forrest McGaughey

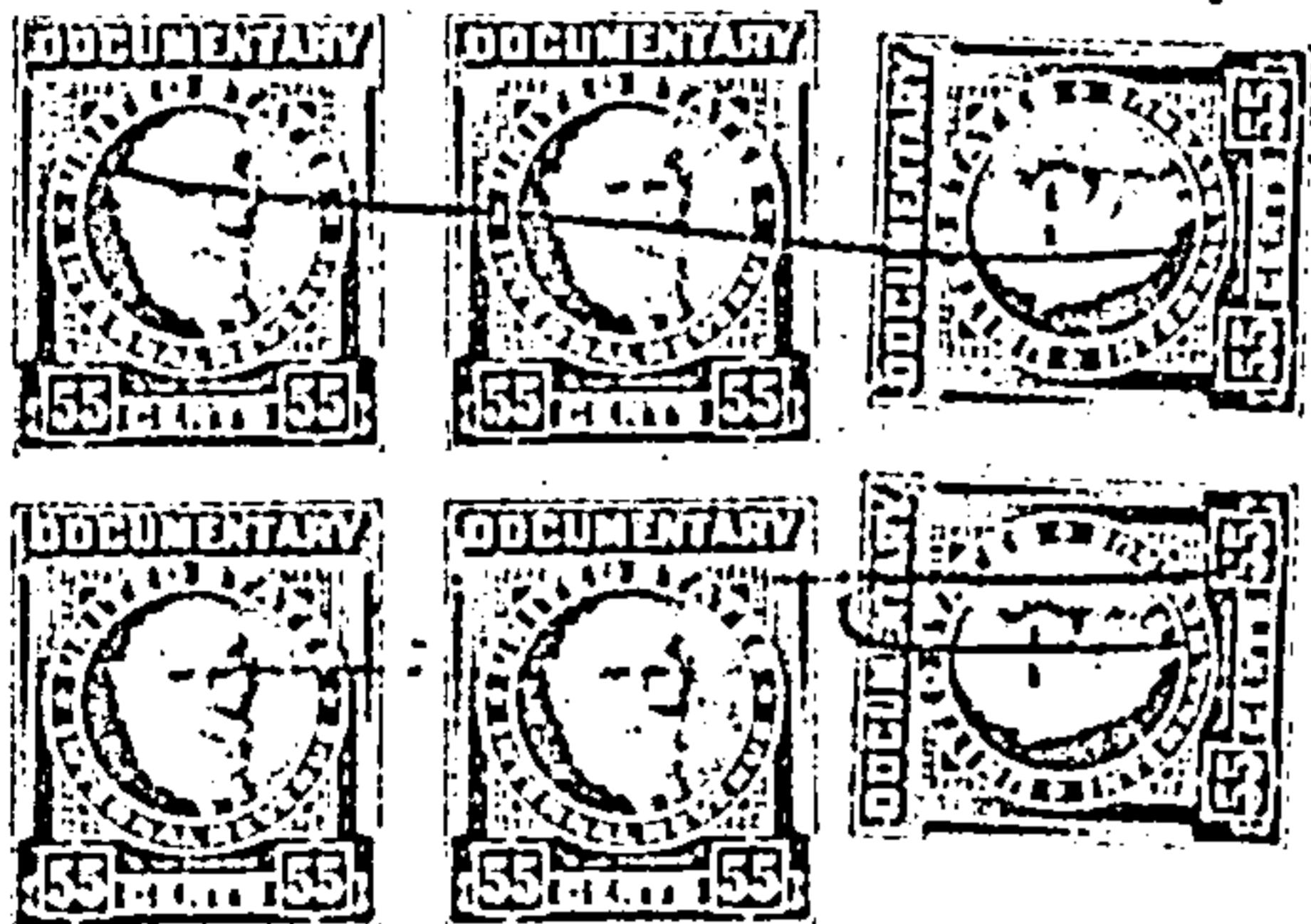
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert H. Mount and Rena W. Mount

(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 1 of Calmont Subdivision of SW 1/4 of NE 1/4, Section 2, Township 24, Range 12 East, Shelby County, Alabama, as shown by map of said subdivision on record in Map Book 4 page 4 in the Probate Office of Shelby County, Alabama.

Subject to the following restrictions: No dwelling house shall be erected upon the above described land of which the main portion of said house contains less than 1200 square feet. This restriction shall be a covenant running with the land and a violation of the same may be enjoined in any court of competent jurisdiction.



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 11th day of June, 1964

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 7-7-64 RECORDED & 3.00 TAX HAS BEEN PD. ON THIS INSTRUMENT

Alvin Joseph McGaughey (Seal) Jessie Forrest McGaughey (Seal)

STATE OF ALABAMA

SHELBY COUNTY

W. R. Broadhead Notary Public General Acknowledgment

I, W. R. Broadhead, a Notary Public in and for said County, in said State, hereby certify that Alvin Joseph McGaughey and wife, Jessie Forrest McGaughey 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 11th day of June, 1964

W. R. Broadhead Notary Public

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