

5854

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 ONE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bessie Marie Brandenburg and husband, Homer L. Brandenburg (herein referred to as grantors) do grant, bargain, sell and convey unto

J. B. Wilson, Jr. and wife, Shirley Jean Babbs Wilson (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 in Block 1, 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 Restriction as follows: "All lots are for residential purposes only, and dwellings shall have a minimum of 1,000 square feet in the main body of the house. No structures 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.

This deed is given for the sole purpose of correcting the deed from grantors herein to grantees herein dated December 26, 1963, recorded in the Probate Office of Shelby County, Alabama in Deed Book 228, page 639.

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 day of July, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/2/64
RECORDED & \$...
E \$...
PD. ON THE INSTRUMENT.

Bessie Marie Brandenburg (Seal)
(Bessie Marie Brandenburg)
Homer L. Brandenburg (Seal)
(Homer L. Brandenburg)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bessie Marie Brandenburg and Homer L. Brandenburg 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 4 day of July, A. D. 1964.

Notary Public.

BOOK 231 PAGE 656