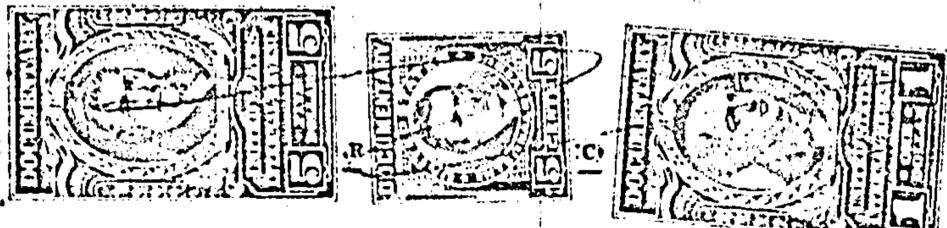


6728



Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

consideration

That in consideration of FIVE HUNDRED DOLLARS and other valuable and sufficient DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, M. R. Durrett and wife, Eva K. Durrett

(herein referred to as grantors) do grant, bargain, sell and convey unto HARVARD B. BRASHER and CHARLOTTE BRASHER

(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: Commencing at the North-east corner of NE 1/4 of SE 1/4 Section 34 Township 24 Range 15 East; thence West along North line of NE 1/4 of SE 1/4 a distance of 670 feet to a point; thence South parallel to the East line of said forty a distance of 301 feet; thence East parallel to the North line of said forty a distance of 35 feet to the point of beginning of the lot herein conveyed; thence South 8 deg. East 105 feet to a point; thence North 67 deg. East 50 feet to a point; thence North 12 deg. West 90 feet to a point; thence West parallel to the North line of said forty a distance of 40 feet to the point of beginning.

Grantors further assign or convey to grantees the right of ingress and egress over and across the strip of land reserved by their preceding grantors situated between the South line of lot conveyed and the North side of Waxahatchee Creek.

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1500.00. No structure of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently.

It being the intention of the parties hereto, to convey hereby the same property described in and conveyed to within Grantors, by that certain Warranty Deed, executed by Sadie Benson and husband, Fonzie Benson, on, to-wit, 26th February, 1958 and recorded in Vol. 192, Page 24, Record of Deeds for Shelby County, Alabama; subject however, to restrictions, limitations, exceptions and easement therein provided;

together with rights granted within Grantors, et als. from Sadie Benson, a widow, by deed dated and acknowledged on or about 9th day of May, 1959, filed for registration and recorded in Vol. 201, Page 281, in the Office of the Judge of Probate of Shelby County, Alabama, same being transferred to within Grantees. Grantors agree to pay Taxes due in the year 1964, when due or payable, on the hereinabove described property, first written.

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, except as hereinabove stated.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 28th day of August, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9/28/64
RECORDED & S. & M. TAX
& \$2.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

M. R. Durrett (Seal)

Eva K. Durrett (Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment
JUDGE OF PROBATE

I, Kelvie Appelbaum, a Notary Public in and for said County, in said State, hereby certify that M. R. DURRETT and wife, EVA K. DURRETT 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 28th day of August, A. D. 1964.

Kelvie Appelbaum
Notary Public.

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