

State of Alabama

SHELBY

County

12/6
Know All Men By These Presents,

That in consideration of One Thousand Six Hundred and No/100

DOLLARS

to the undersigned grantors Carl David Goodwin and wife, Ruth Louise Finley
Goodwin,
in hand paid by Claude Brown, Jr., and wife, Elna L. Brownthe receipt whereof is acknowledged we the said Carl David Goodwin and wife,
Ruth Louise Finley Goodwin,do grant, bargain, sell and convey unto the said Claude Brown, Jr., and wife,
Elna L. Brown

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

Shelby County, Alabama, to-wit:

Lot 3 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
Section 2, Township 21 South, Range 3 West, Shelby County,
Alabama.

Subject to Restrictions 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.

TO HAVE AND TO HOLD Unto the said Claude Brown, Jr., and wife, Elna L.
Brown,

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 grantor does not survive the other, then the
heirs and assigns of the grantees herein shall take as tenants in common.

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

that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set our hand and seal,

this 22nd day of December, 1964

WITNESSES:



Carl D. Goodwin (Seal.)
Ruth Louise Finley (Seal.)
(Seal.)
(Seal.)

233-705

Wade to Brown
B1366
Jellicoe

WARRANTY DEED
JOINT GRANTEE 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.

1.45
2.80
2.65
1450

State of Alabama
Shelby COUNTY

I, A. H. Allbright, a Notary Public in and for said County, in said State,
hereby certify that Carl David Goodwin and wife, Ruth Louise Findley Goodwin
whose name 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 22 day of December

A. H. Allbright
As Notary Public

State of
COUNTY

I, a Notary Public in and for said County, in said State,
do hereby certify that on the day of 19
the within named came before me
to be the wife of the within named known to me
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the day of 19

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/8/65
RECORDED & SEC. TAX
\$2.00 TAX HAS BEEN
PD. CH. T. S. INSTRUMENT.
C. M. J. J. J.
JUDGE OF PROBATE

233 700
233 700
233 700