

259V

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 ELEVEN HUNDRED 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

Claude Brown Jr.

(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 17 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 $\frac{1}{2}$  pf 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.



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 8th day of January, 1966.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 28 JAN 1966  
RECORDED & S. & T. TAX  
& S. & T. TAX  
PD. ON THIS INSTRUMENT.  
JUDGE OF PROBATE

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

STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgment

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 name s 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 8th day of January, A. D., 1966

[Signature]  
Notary Public.

240 PAGE 213