

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Nine Hundred Dollars and No/100

DOLLARS

to the undersigned grantor Bessie Marie Brandenburg and Homer L. Brandenburg

in hand paid by John W. Cox and wife Doris E. Cox

the receipt whereof is acknowledged we the said Grantors

do herein grant, bargain, sell and convey unto the said Grantees

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

County, Alabama, to-wit:

Lot 7 in Block 2 of the First Addition of 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 South Half 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 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 or 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 Grantees

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 grantee 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 3 day of March, 1966

WITNESSES:

_____(Seal.)

Bessie Marie Brandenburg (Seal.)
(BESSIE MARIE BRANDENBURG)

_____(Seal.)

Homer L. Brandenburg (Seal.)
(HOMER L. BRANDENBURG)

Return to:

41 Be 12 C
Shelby

TO

WARRANTY DEED

JOINT GRANTEEES 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.

STATE OF ALABAMA

SHELBY

COUNTY

I, **L. G. Nunnally**, 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 **3**

day of March

1966

L. G. Nunnally As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *3/5* 1966
RECORDED & *3/5* TAX
& \$ *1.00* HAS BEEN
PD. ON THIS INSTRUMENT.

C. M. Jaulin
JUDGE OF PROBATE