## State of Alabama

Shelby

County

Anow All Men By These Presents.

That in consideration of (\$15,500.00)Fifteen thousand and five hundred

DOLLARS

to the undersigned grantor

Claude Brown Jr. and wife Filna L. Brown

in hand paid by

Clarence E. Phelps ans wife Carrie Phelps

the said Claude Brown Jr. and wife Elna L. Brown the receipt whereof is acknowledged We

we grant, bargain, sell and convey unto the said Clarence E. Phelps and wife do Carrie Phelps

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

Shelby

County, Alabama, to-wit:

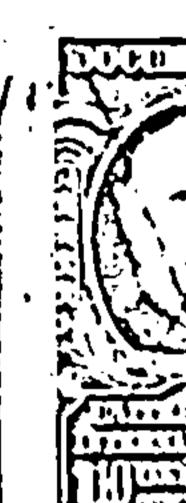
Lot 17 in Block 2, of First addition to Fall Acres Subdivision in Map Took 4, Page 77 in the Probate Office of Shelby County, Alabama, Situated in and being a part of the So of the St of the Mit of Section 2, Township 21S, Range 3W, Shelby County, Alabama.

Subject to restrictions as follows:

"All lots are for residential purposes only, and dwellings shall have a minimum of 1000 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other out buildings 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 Clarence E. Phelps and wife Carrie Phelps

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.

with the said grantees, their heirs and assigns, that premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant lawfully seized in fee simple of said We are

have a good right to sell and convey the same as aforesaid; that we will, and our that 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 Witnes	s Whereof,	we have	hereunto set	our	hand and scal,	<b>S</b>
2	this 23	day of A	April /9	66	<i>^</i>		
		WITNESS	SES:		Cla	ude Brown	(Seal.)
.) : :	****************			·	Els	Los Browns	(Seal.)
		-	•	· <b>&gt;</b>			
1	*****************	***********				1	(Seal.)
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WARRANTY DEED JOINT GRANTEES WITH SURVIVORSHIP ATE OF ALABAMA,	B'HAM FEDERAL SAV. & LOAN ASSM. Wales 111 SO. 2017 ST. BIRMINGHAM, ALA FORM 307-A  TO  TO
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day of April  Here Col a Ka	1966  Lieu Ad. Notary Public Luce  Lieu Lieu Lieu Lieu Lieu Lieu Lieu Lieu
	, came before me known to me who, being examined ance, acknowledged that
day of	19
	<del>-</del> - •
	As Notary Public
	ANOTATE Public in and for sale and sale and who are known ance, and who are known antents of the conveyance, has a Notary Public in and for sale and without fear, constraints, and withou

CERTIFY WIIS INSTRUMS.

JUDGE OF PROBATA