

5212 311.10 300 215 457

State of Alabama

Shelby County

Know All Men By These Presents,

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

to the undersigned grantor Claude Brown Jr. and wife Elna L. Brown

in hand paid by Clarence E. Phelps and wife Carrie Phelps

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

do we grant, bargain, sell and convey unto the said Clarence E. Phelps and wife 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 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 $\frac{1}{4}$ 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.

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 hands and seals,

this 23 day of April, 1966

WITNESSES:

Claude Brown Jr. (Seal.)
Elna L. Brown (Seal.)
(Seal.)
(Seal.)

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DR

to
Wales

TO

Claude Brown Jr.
Elna L. Brown
Clarence E. Phelps
Attie Phelps

WARRANTY DEED

JOINT GRANTEES 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.

1.44
3.50
4.95 pd

11.45 PM 5/6

State of Alabama
Shelby COUNTY

I, Harold A. Rubin Justice of the Peace, a Notary Public in and for said County, in said State, hereby certify that Claude Brown Jr. and wife Elna L. Brown 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April

1966

Harold A. Rubin
Notary Public
Justice of Peace.

State of _____
_____ COUNTY

I, _____, a Notary Public in and for said County, in said State, do hereby certify that on the _____ day of _____, 19____, _____, came before me known to me to be the wife of the within named _____ who, being examined 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 11.42 AM
1966
RECORDED & S. INT. TAX
PAID ON THIS INSTRUMENT.
Conrad M. Jacobs
JUDGE OF PROBATE