

5912

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 ONE AND NO/100/ & other good and valuable consideration ^{Dollars} DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas A. Walton and wife, Ira Sue Littleton Walton

(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank Dominick and Walter Fletcher

(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 19, Block 1, according to the map on file in the Judge of Probate Office of Shelby County, Alabama, known as the Dunwar Estates Subdivision, recorded in Map Book 3, page 154.

It being hereby agreed by all parties concerned with the transfer of title of this property that in further consideration or the transfer of title that no building shall be erected upon this property now or at any future time except a building for a residence of not less than 1050 square footage and of such a nature and outside appearance as is in general keeping with the surrounding dwellings, and that no outbuildings shall be erected such as farm buildings, it being the intent of this covenant that this property be used for residential dwellings purposes only.

SUBJECT TO mortgage from Dillard C. Allen and Vadean W. Allen to Birmingham Federal Savings & Loan Association dated August 18, 1961 and recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 273, page 660.



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 26th day of May, 19 66

WITNESS:

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5/27/66

6/3/66 1966

RECORDED & ✓ MTG. TAX.

\$50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Thomas A. Walton (Seal)
(Thomas A. Walton)

Ira Sue Littleton Walton (Seal)
(Ira Sue Littleton Walton)

STATE OF ALABAMA
SHELBY COUNTY

Conrad M. Fowler
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas A. Walton and Ira Sue Littleton Walton 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 26th day of May, A. D., 19 66.

Carlene R. Hadaway
Notary Public, State of Alabama at Large
My Commission Expires December 10, 1969
Bonded by U.S.F. & G.

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