

This instrument was prepared by 6212

(Name) _____

(Address) _____

Form 1-1-57 Rev. 1-54
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Hundred and No /100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

desire Breckinridge and Homer L. Brandonburg

therein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles Jay and wife Cordyla B. Payne

therein referred to as grantee, whether one or more), the following described real estate, situated in
Lot 10 and Shelby County, Alabama, to-wit:

Lot 10 of sector two of Fall across Subdivision, inlap cook 3, Page 10
in the probate office of Shelby County, Alabama, situated in and being
a part of the S₁ of the N₁ of Section 3, Township 21 S, Range 3 east,
Shelby County, Alabama.

Subject to restriction as follows:

"all lots are for residential purposes only, and dwellings shall have
a minimum of 1,200 square foot in the main body of the house. No
structures of a temporary nature, such trailers, tents, shacks, base-
ments, 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.

STATE OF ALA., SHELBY CO.,
FILED BY THIS INSTRUMENT
WAS FILED ON 10 AM

6-13 1966

RECORDED & \$ 1.00 MTD. TAX

\$ 1.00 MTD. TAX
PD. ON THIS INSTRUMENT

Corcoran, J. J.
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I swear (as for myself (ourselves) and for my (our) heirs, executors, and administrators) covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of June, 1966.

(Seal)

Bessie Brandonburg
(Bessie Brandonburg)

(Seal)

(Seal)

Homer L. Brandonburg
(Homer L. Brandonburg)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, do hereby
bravely certify that Bessie Brandonburg and Homer L. Brandonburg
whose names are stated to the foregoing conveyance, and who are known to me, executed the same voluntarily
on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily
on the day the same were date
given under my hand and official seal this 23 day of June, 1966.

Bessie Brandonburg
Homer L. Brandonburg
My Commission Expires 7/1/69

6212