

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Twelve Hundred Fifty and No/100

DOLLARS

to the undersigned grantor Bessie Brandenburg and Homer L. Brandenburg
in hand paid by Judge Jefferson Nolen and wife Ruby Crutchfield Nolen

the receipt whereof is acknowledged we the said grantor
Bessie Brandenburg and Homer L. Brandenburg

do herein grant, bargain, sell and convey unto the said grantees
Judge Jefferson Nolen and wife Ruby Crutchfield Nolen
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 4 of Sector Two of Fall Acres Subdivision, in Map Book 5,
Page 16, in the Probate Office of Shelby County, Alabama, sit-
uated in and being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3,
Township 21 S, 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 1,200 square feet in the main body of 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 in-
terest 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 ourself 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 5th day of January, 1967

WITNESSES:

Bessie Brandenburg (Seal.)
Bessie Brandenburg
Homer L. Brandenburg (Seal.)
Homer L. Brandenburg

_____ (Seal.)
_____ (Seal.)

1967
1-5-67

Return to 2147 Brandenburg
Box 1, Box 16-14
Shelby, Ala

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, the undersigned, _____, a Notary Public in and for said County, in said State,
hereby certify that Bessie 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 5th day of January 1967

Dorothy Henry As Notary Public
my Commission expires 7/7/68

BOOK 240 PAGE 301

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-5-67

RECORDED & \$ 1.50 INTO TAX
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE