

6294

This instrument was prepared by

(Name) E & S Realty and Insurance Corp.

(Address) P. O. Box 158, Alabaster, Ala., 35007

Form 1-15 Rev. 1-66

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 Twelve thousand, five hundred and 00/100 (12,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Miles Brown and wife Betty Lou Brown

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

Chamblee J. Nelson and wife Anna Clayton Nelson

(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:

Lots 7 and 8 Block 3 According to map of Alabaster Gardens, as recorded in Probate Office of Shelby County, Alabama, in Map Book 3 page 156; being a part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 35, Township 20, Range 3 West.

Subject to covenants and restrictions as shown by Deed Book 175 page 68 in said Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
67 AUG 24 PM 3:10
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CONFIRMED BY
JUDGE OF PROBATE

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 August day of 1967.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)
James Brown (Seal)
Betty Lou Brown (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, do hereby certify that James Miles Brown and wife Betty Lou Brown whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 14 day of August, A. D., 1967

Shirley Lemley
Notary Public.