

This instrument was prepared by

(Name).....

(Address).....

Form 1-1.5 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 ^{fifty} Fifteen hundred and no/100----- DOLLARS

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

John J. Pegusky and wife, Glenda M. Pegusky

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

Claude Brown, Jr. and wife, Elma Brown

(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 no. 4 of Sector Two of Alabaster Highlands Subdivision, as recorded in Map Book 5, Page 13, in the Office of the Probate Judge, Shelby County, Alabama. Size of lot 105 ft. by 202 ft. and 105.02 ft. by 202.32 ft.

This Lot No. 4 herein described and conveyed is subject to the Protective Covenants shown on Map of Alabaster Highlands Subdivision as recorded in Map Book 4, Page 43, in the Office of the Probate Judge, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1967 OCT - 7 AM 8:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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 15th day of September, 1967

WITNESS:

(Seal)

(Seal)

(Seal)

John J. Pegusky
Glenda M. Pegusky
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, (Mrs.) Dorothy Henry, a Notary Public in and for said County, in said State, hereby certify that John J. Pegusky and wife, Glenda M. Pegusky 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 15th day of September, A. D., 1967

Dorothy Henry
Notary Public.
My commission expires 7/2/1969

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