

10700

no dp
see mtg.

(Name)

(Address)

Form 1-1-b 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 Sixteen Thousand Nine Hundred and no/100----- DOLLARS

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

Phillip W. Brown and wife, Claudia Ann Brown

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

William Sanford Anderson and wife, Mary S. Anderson

(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 11 in Block 3, according to Resurvey of George's Subdivision of Key-stone Sector 3 as recorded in Map Book 4, Page 33 in Probate Office of Shelby County, Alabama.

Subject to the following: (1) Taxes for year 1968 and subsequent years. (2) Title to minerals underlying caption land with mining rights and privileges belonging thereto. (3) Easements to Ala. Power Co. as shown by deed book 187, page 53; Deed Book 187, Page 55, and Deed Book 103, Page 55 in Probate Office. (4) Easement to Southern Natural Gas Corporation recorded in Deed Book 91, Page 231 in Probate Office. (5) Easement as shown by recorded map in Probate Office. (6) Restrictive covenants and conditions filed for record on 28th January, 1959 and recorded in Deed Book 198, Page 450 in Probate Office of Shelby County, Alabama.

\$16,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
IDENTIFY THIS
INSTRUMENT WAS FILED
1968 JUL -3 AM 8:44
U.C.C. FILE NUMBER
C.C. BK. & PAGE AS SHOWN
DEED BOOK 187
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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~defend~~ (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 28th day of June, 1968.

WITNESS:

(Seal)

Phillip W. Brown (Seal)
Phillip W. Brown

(Seal)

Claudia Ann Brown (Seal)
Claudia Ann Brown

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip W. Brown and wife, Claudia Ann Brown, 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 28th day of June, A. D., 1968.

Norman L. Collins
Notary Public.

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