

This instrument was prepared by

1173

(Name) Mrs. H. L. Brandenburg

(Address) Route # 1 Box 10-H, Siluria, Alabama

Form 1-15 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Sholby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of thirteen Hundred fifty and No/100-----DOLLARS

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

Bossio Mario Brandenburg and husband Homer L. Brandenburg

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

Koubon Ray Cook and wife Barbara Molsoni Cook

(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 Sholby County, Alabama to-wit:

Lot # 14 in Sector Two of Fall Acres Subdivision. Situated 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, Sholby County, Alabama. This is recorded in Map Book 5, Page 16, in the Probate Office in Sholby County, Alabama.

Subject to Restrictions 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 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.

STATE OF ALABAMA, SHOLBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
FILED 7/25
1969 JAN 20 PM 10:10
U.C.C. FILE NUMBER OF REC. BK. & PAGE AS SHOWN ABOVE
County Clerk

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 day of Jan 6, 1969.

WITNESS:

(Seal)

Bossio Mario Brandenburg (Seal)
(Bossio Mario Brandenburg)

(Seal)

(Homer L. Brandenburg) (Seal)

(Seal)

Homer L. Brandenburg (Seal)

STATE OF ALABAMA

Sholby

COUNTY

General Acknowledgment

I, Virginia Johnson, a Notary Public in and for said County, in said State, hereby certify that Bossio Mario 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 were made.

Given under my hand and official seal this 6 day of Jan A. D., 1969

Notary Public.

BOOK 255 PAGE 429