

1543

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 One hundred dollars and other valuable considerations DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Melvin F. Buckner and Hazel R. Buckner

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

Aaron D. Sherer and Mildred A. Sherer

(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 10 in Block 1, of First Addition to Fall Acres Subdivision in Map Book 4, page 77 in the Probate Office of Shelby County, Alabama, situated in and being a part of the S½ of the SW¼ of the NW¼ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

Subject to Restriction as Follows:

"All lots are for residential purposes only, and dwellings shall have a minimum of 1,000 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.

STATE OF ALA. SHELBY CO.
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U.C.C. FILE NUMBER 03
JUNE 19 1969
Clerk 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 20th day of February, 1969.

WITNESS:

Melvin F. Buckner (Seal)
Hazel R. Buckner (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, Virginia Johnson, a Notary Public in and for said County, in said State, hereby certify that Melvin F. Buckner and wife, Hazel R. Buckner 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 20 day of February, A. D., 1969.

Virginia Johnson
Notary Public.

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