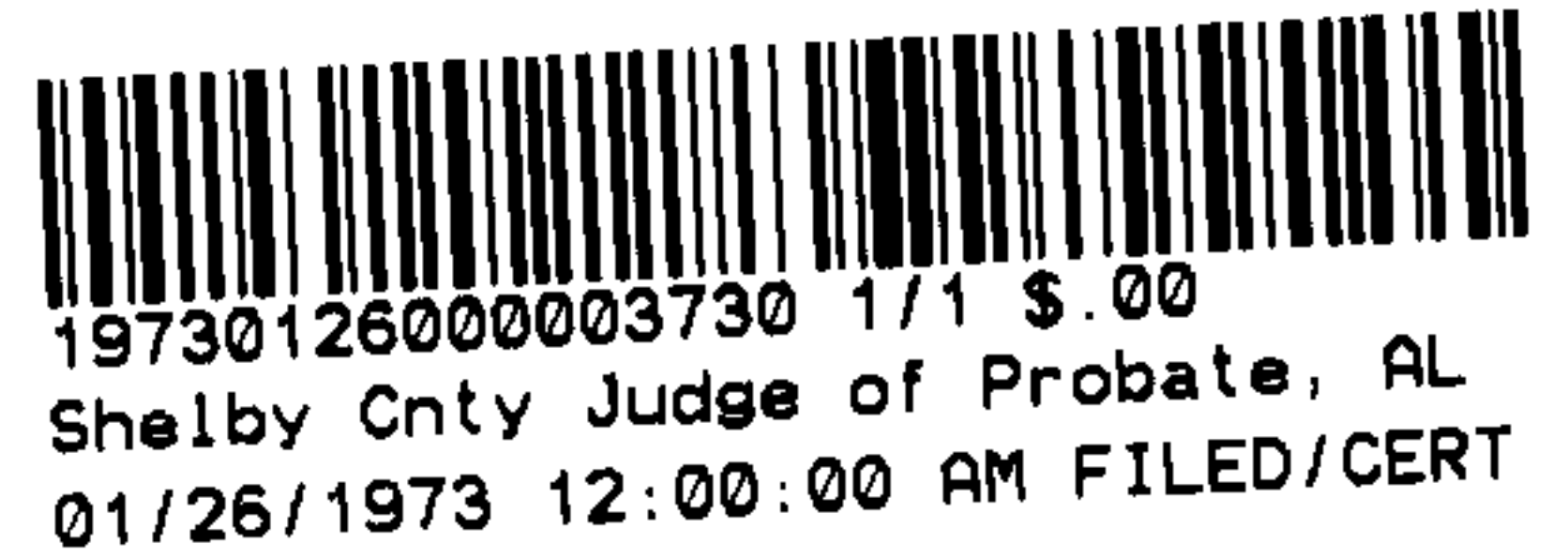


This instrument was prepared by

(Name) Mrs. H. L. Brandenburg

(Address) 1129 4th Avenue S. W. Alabaster, Alabama 35007



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 Three thousand and five hundred and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Bessie W. Brandenburg and husband Homer L. Brandenburg

(herein referred to as grantors) do grant, bargain, sell and convey unto  
James Larry Simmons and wife Betty Gray Simmons

(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 # 5, Block #1, in the Third Sector 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,  
Alabaster, Shelby County, Alabama. This is recorded in the Probate Office of Shelby  
County, Alabama, in Map Book #5, Page # 79.

Subject to restrictions as follows: " All lots are for residential purposes only,  
and dwellings shall have a minimum of 1,600 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 shall attach to and run with the land.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 JAN 26 AM 10:17  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cameal M. Brown  
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 25th  
day of January, 1973

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

General Acknowledgment

I, Dorothy Henry, a Notary Public in and for said County, in the State of Alabama,  
hereby certify that Bessie W. Brandenburg and husband Homer L. Brandenburg  
whose name<sup>s</sup> 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 25 day of January, A. D., 1973

Dorothy Henry  
Notary Public.  
my Commission expires 5-1-73

