

This instrument was prepared by

2843

(Name) Mrs. H. L. Brandenburg

(Address) 1129 4th Ave. S. W. Alabasyer, 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 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

Walter L. Sims and wife Josephine R.. Sims

(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 #7 in Block # 1, in the Third Sector of Fall Acres Subdivision, recorded
in Map Book 5, page 79 in the Probate Office in Shelby County, Alabama.
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, Shelby County, Alabama.

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 covenant
shall attach to and run with the land.

BOOK 291 PAGE 124

STATE OF ALA. SHELBY CO.

IDENTIFY THIS

INSTRUMENT WAS FILED

Deed Book 3.50

1975 MAR -6 PM 1:41

U.C.C. FILE NUMBER OR

REC. BK. & PAGE AS SHOWN ABOVE

Consolidated

JUDGE OF PROBATE



19750306000010200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1975 12:00:00AM FILED/CERT

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 6th
day of March, 1975

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Bessie W. Brandenburg (Seal)

Homer L. Brandenburg (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Paul L. Shankley, a Notary Public in and for said County, in said State,
hereby certify that Bessie W. Brandenburg and Homer L. Brandenburg
whose name s 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 6th day of March, A. D., 1975

Paul L. Shankley
Notary Public.