

This instrument was prepared by

(Name) Mrs. H. L. Brandenburg

(Address) 1129 4th Ave. S. W. Alabaster, Alabama 57007

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 Four 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 # 3, Block #3, in Sector 3 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, Shelby County, Alabama. This is recorded in Map Book 5, page 79 in the Office of Probate in 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 shall be of a temporary nature, such as trailers, tents, shacks, basements, garages, or other outbuildings shall be used as a residence either temporarily or permanently." This covenant shall attach to and run with the land.

BOOK 297 PAGE 403



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Shelby Cnty Judge of Probate, AL
03/05/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR -5 PM 2:15
Walter L. Sims
Josephine R. Sims
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 1st day of March, 1976.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Bessie W. Brandenburg (Seal)
(Bessie W. Brandenburg)
Homer L. Brandenburg (Seal)
(Homer L. Brandenburg)
_____(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Dorothy Henry, a Notary Public in and for said County, in said State, hereby certify that Bessie W. 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 bears date.

Given under my hand and official seal this 1st day of March, A. D., 1976



Dorothy Henry
Notary Public.