

\$2.20 2nd stamp cancelled

BOOK 196 PAGE 523

FORM 207-A—WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama  
Talladega County

Know All Men By These Presents,

That in consideration of Two Thousand and No/100(\$2,000.00)\*\*\*\*\* DOLLARS

to the undersigned grantors, N. E. Sanders and Jeanie Belle Sanders  
in hand paid by Gerald Vick and his wife, Betty Jo Vick

the receipt whereof is acknowledged we the said N. E. Sanders and ~~JEANIE~~, Jeanie Belle Sanders

do grant, bargain, sell and convey unto the said Gerald Vick and his wife, Betty Jo Vick

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit: Begin at the southeast corner of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 34 Township 19, Range 2 East, and run west along said section line 226 feet, more or less to the east line of the Florida Short Route, sometimes known as U. S. Highway 91; thence along said highway line in a northwesterly direction 620 feet to the point of beginning of the land herein conveyed; thence continue in a northwesterly direction along said highway line 50 feet to the southerly line of a proposed road; thence northeasterly, and perpendicular to said highway line, 220.5 feet; thence southeasterly and parallel with said highway line 50 feet; thence in a southwesterly direction and perpendicular to said highway line a distance of 220.5 feet to the point of beginning. Property being situated in the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 19, Range 2 East in Shelby County, Alabama. The above described property shall not be used for the sale or storage of alcoholic liquors or beverages, nor for the operation of a public dance hall thereon, or for the operation of tourist cabins thereon. This shall be a covenant running with the land and shall bind the grantees, their successors, heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

TO HAVE AND TO HOLD Unto the said Gerald Vick and his wife, Betty Jo Vick

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 24<sup>th</sup> day of April, 1956

WITNESSES:

*N. E. Sanders*

(Seal.)

State of Alabama  
Talladega County

I, a Notary Public in and for said County, in said State, hereby certify that N. E. Sanders and ~~JEANIE~~ Jeanie Belle Sanders (who are both unmarried) whose name s 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 14 day of April

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*Justice of the Peace*  
As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within *deed*  
was filed for record the 6 day of May 19 58 at 10 o'clock A.M.

Seal to 2.00 due