

2045

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THIRTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$30,900.00) and other valuable considerations, to the undersigned grantor, Cader Properties, Inc., a corporation, in hand paid by Tyrus Raymond Acton and wife, Martha M. Acton, the receipt whereof is acknowledged, the said Cader Properties, Inc., does by these presents, grant, bargain, sell, and convey unto the said Tyrus Raymond Acton and wife, Martha M. Acton, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40-A according to a resurvey of Lots 39 and 40 of River Estates, said resurvey being recorded in Map Book 4, page 66, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to restrictions and limitations as to use of property as shown by instrument recorded in Volume 218, Page 310. Office of Probate Judge of Shelby County, Alabama.

Subject to taxes which will be due and payable October 1, 1962.

TO HAVE AND TO HOLD Unto the said Tyrus Raymond Acton and wife, Martha M. Acton 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 said Cader Properties, Inc., does for itself, its successors and assigns, covenant with said Tyrus Raymond Acton and wife, Martha M. Acton, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as above noted. That it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Tyrus Raymond Acton and wife, Martha M. Acton, their heirs, executors and assigns forever, against the lawful claims of all persons.

IT WITNESS WHEREOF, The said Cader Properties, Inc., has hereunto set its signature by Ralph D. Sanderson, its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 1st day of February, 1962.



CADER PROPERTIES, INC.
A Corporation

By Ralph D. Sanderson
President.

Margaret M. Sharp
Secretary.

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, Arnold Drennen, a Notary Public in and for said state, at large, hereby certify that Ralph D. Sanderson whose name as President of Cader Properties, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the
1st day of February, 1962.

Arnold D. ...
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

2-2-62 1962 PM
RECORDED & \$... MTG. TAX
& \$... DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

18 FEB 21 1962
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