

State of Alabama

SHELBY

County



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

SEVEN THOUSAND TWO HUNDRED TWENTY FIVE AND NO/100 (\$7,225.00) DOLLARS to the undersigned grantor, Wehapa Land Company, Inc. a corporation, in hand paid by Hamilton Perkins, Jr. and Marjorie C. Perkins, his wife the receipt whereof is acknowledged, the said

Wehapa Land Company, Inc. does by these presents, grant, bargain, sell, and convey unto the said

Hamilton Perkins, Jr. and Marjorie C. Perkins, his wife as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Lot 13, according to the Map and Survey of Lake Wehapa as recorded in Map Book 4, Page 61 in the Probate Office of Shelby County, Alabama.

1. Restrictions and limitations as to the use of the property as set out in an instrument of Declaration by Wehapa Land Company, Inc., and recorded in Deed Book 214, Page 463, in the Probate Office of Shelby County, Alabama.

2. Easements granted to Alabama Power Company across any part of said property.

3. Any easement for public road across any part of said property and any easement for private road as shown upon said map and survey of Lake Wehapa.

4. Minerals and mining rights excepted in deed recorded in, Deed Book 188, Page 330 in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD said property unto the said Hamilton Perkins, Jr. and Marjorie C. Perkins, his wife 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 Wehapa Land Company, Inc. does for itself, its successors

and assigns, covenant with said Hamilton Perkins, Jr. and Marjorie C. Perkins, his wife heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except taxes for current year.

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

Hamilton Perkins, Jr. and Marjorie C. Perkins, His wife heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said WEHAPA LAND COMPANY, INC.

has hereunto set its

signature by Robert P. Parker its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 7th day of May, 1962

WEHAPA LAND COMPANY, INC.

By

Robert P. Parker

President.

ATTEST:

G. M. Harper
Secretary.

BOOK 220 PAGE 451

TO

Shelby County Co
1921 11 Ave St

Shelby

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the.....
day of.....19.....
at.....o'clock.....M, and was duly re-
corded in Volume.....of Deeds
at page....., and examined.

Judge of Probate.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

Jefferson County

, a Notary Public in and for said

I, THE UNDERSIGNED AUTHORITY

county in said state, hereby certify that Robert P. Parker

whose name as

President of the WEHAPA LAND COMPANY, 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 7th day of May, 1962

Amel B. Darrell

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *5/9/62*

RECORDED & \$*✓* MTG. TAX
& \$*7.50* TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE