

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Five Hundred and No/100 (\$500.00) ----- DOLLARS

to the undersigned grantor s L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt

in hand paid by

James Edward Sanders and wife, Mavis Ann Sanders

the receipt whereof is acknowledged we the said L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt

do grant, bargain, sell and convey unto the said James Edward Sanders and wife, Mavis Ann Sanders

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

Shelby County, Alabama, to-wit:

"Lot 5 according to the L. N. Wyatt, Sr. Subdivision No. 2, Harpersville, Alabama, recorded in the Office of the Probate Judge, Shelby County, Alabama, in Plat Book 4 at Page 7."



TO HAVE AND TO HOLD Unto the said James Edward Sanders and wife, Mavis Ann Sanders

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 hands and seals,

this 23rd day of May 1962

WITNESSES:

James H. Shorbitt
 For to each grantor

L. N. Wyatt Sr. (Seal.)

Kathleen E. Wyatt (Seal.)

(Seal.)

(Seal.)

BOX 220 PAGE 78

John A. Haggard

FORM 207-A

L. N. Wyatt, Sr. and wife,

Kathleen E. Wyatt

TO

James Edward Sanders and wife,

Mavis Ann Sanders

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby 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.

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May 1962

SEAL

James H. Sharbutt As Notary Public

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, do hereby certify that on the 23rd day of May 1962, ~~Kathleen E. Wyatt~~, came before me known to me to be the wife of the within named L. N. Wyatt, Sr. who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 23rd day of May 1962

SEAL

James H. Sharbutt As Notary Public

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

RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE