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STATUTORY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar & Other Good & Valuable Consideration cash in hand paid to the undersigned grantor, CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, organized under the laws of the United States of America, by

Steve Hayes, Jr. & wife Johnnie M. Hayes

the receipt of which is hereby acknowledged and in the further consideration of the execution contemporaneously herewith, by the grantees herein of a purchase money mortgage in the principal amount of Seven Thousand Three Hundred Fifty and No/100--- (7,350.00) securing the unpaid balance of the purchase price of the hereinafter described property, the receipt of which consideration is hereby acknowledged, the said CITY FEDERAL SAVINGS AND LOAN ASSOCIATION has bargained and sold and does by these presents grant, bargain, sell and convey unto the said Steve Hayes, Jr. & wife, Johnnie M. Hayes

as joint tenants with right of survivorship the following described real estate: A part of the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, more particularly described as follows: Commencing at the Northwest corner of the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 36 and run in an Easterly direction along the north line of said 20 acres a distance of 255.0 feet, thence turn an angle of 88°35' to right and run a distance of 164.88 feet to point of beginning, thence continue along the same said course for a distance of 210.0 feet, thence turn an angle of 126°55' to right and run a distance of 131.29 feet, thence turn an angle of 53°05' to right and run a distance of 210.0 feet, thence turn an angle of 126°55' to right and run a distance of 131.29 feet to point of beginning.

situated in Jefferson County, Alabama.

Shelby

It is understood and agreed that the grantor acquired title to the above described property by purchase on May 13, 1963 at a foreclosure sale held under mortgage executed by Henry C. James and wife Buelah Mae James to said Association under date of April 9, 1962 at a foreclosure sale held under mortgage executed by Henry C. James and wife Buelah Mae James to said Association under date of April 9, 1962 which said mortgage is recorded in the office of the Judge of Probate of Jefferson County, Alabama in Vol 276 P 775, Record of Mortgages and which said foreclosure sale being evidenced by foreclosure deed to the grantor herein recorded in Vol 225 P 450 in said Judge of Probate Office, and this conveyance is expressly made subject to any and all rights of redemption, legal or equitable, arising out of said foreclosure sale, and is further subject to any and all outstanding taxes and assessments whether yet made final or not and subject to easements of record and zoning ordinances, if any.

TO HAVE AND TO HOLD unto the said Steve Hayes, Jr. and wife, Johnnie M. Hayes, 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, except as hereinabove stated.

IN WITNESS WHEREOF, the said CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, has caused these presents to be executed by Jesse E. Miller, Vice-President, duly authorized thereto, and attested by Emmett C. Gardner, Ass't Secy. who affixed its corporate seal hereto, being duly authorized thereto, on this the 12th day of

June, 1963

CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

By:

*Jesse E. Miller*  
Its Vice-President

ATTEST:

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Dolores Tucker, a Notary Public in and for said County, in said State, hereby certify that Jesse E. Miller, whose name as Vice-President of CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 of office this 12th day of June, 1963

*Dolores Tucker*

Notary Public

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