

4500

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY, AL 1-0210

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of \$10.00 and other valuable considerations DOLLARS

to the undersigned grantor Dr. J. M. Ryan and wife Maebel S. Ryan

in hand paid by George F. Anderson and wife Latrelle Anderson

the receipt whereof is acknowledged we the said Dr. J. M. Ryan and wife Maebel S. Ryan

do grant, bargain, sell and convey unto the said

George F. Anderson and wife Latrelle Anderson

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

Shelby County, Alabama, to-wit:

Lots 9, 10 and 11 and a part of lot 8 in Block 9, according to Map of the Town of Helena, Alabama, drawn by Joseph Squire, as recorded in Map Book 3 on page 121 in Probate Office of Shelby County, Alabama, more particularly described as follows: Beginning at the SW corner of said Block 9, and run thence East along Third Avenue 208 feet to Branch Alley; thence North along said Alley 173 feet to a point; thence run South 83 deg. West through lot 8 in said Block 9, 236 feet to 3rd Street; thence run South along said Street 157 feet to point of beginning, and being a part of the

NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 15 Township 20 South, Range 3 West.

TO HAVE AND TO HOLD Unto the said George F. Anderson and wife Latrelle Anderson

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.

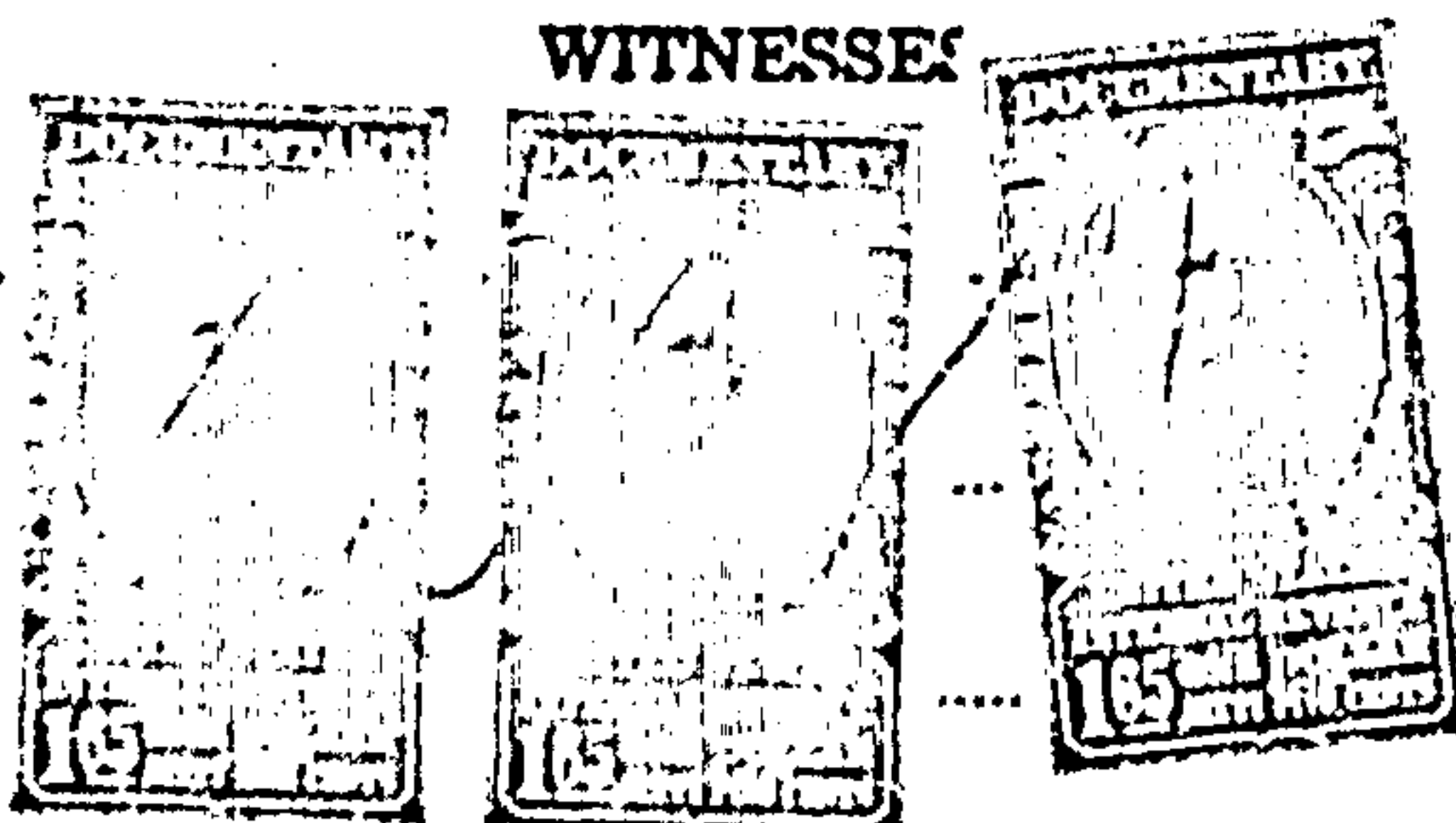
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 and seal,

this 9 day of November, 1963.

WITNESSES



x Dr. J. M. Ryan (Seal.)  
Maebel S. Ryan (Seal.)  
(Seal.)  
(Seal.)

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State of Alabama  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dr. J. M. Ryan and wife Maebel S. Ryan 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, They executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of November, 19 63

*Frank W. Donaldson*  
As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 11/12/63  
RECORDED & \$4.50 MTG. TAX  
& \$4.50 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
*Conrad M. Venable*  
JUDGE OF PROBATE

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RETURN TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Dr. J. M. Ryan and wife  
Maebel S. Ryan  
TO  
George F. Anderson and wife  
Latrelle Anderson  
P.O. Box 58 *Latrelle Anderson*

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

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.  
*1.45*  
*4.50*  
*4.95*  
*10.90*  
Judge of Probate.

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA