

7243

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama }  
Shelby County } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Hundred Fifty and no/100----- DOLLARS

to the undersigned grantor Morris M. Bailey and wife, Frances Lucile Bailey

in hand paid by Bert H. Sanders and Frances P. Sanders

the receipt whereof is acknowledged we the said  
Morris M. Bailey and wife, Frances Lucile Bailey

do grant, bargain, sell and convey unto the said  
Bert H. Sanders and Frances P. Sanders

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

Shelby County, Alabama, to-wit:

Lots 11, 12 and 13 in Block 31 according to J. H. Dunstan's map  
and survey of the town of Calera, Alabama; being situated in  
Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Bert H. Sanders and Frances P. 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 seal, s

this 12<sup>th</sup> day of April, 1962.

WITNESSES:

Morris M. Bailey (Seal.)  
Frances Lucile Bailey (Seal.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)  
\_\_\_\_\_ (Seal.)

BOOK 232 PAGE 688

TO

*Pay Over*

**WARRANTY DEED**  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

1.20

1.10

1.45

3.55

1314

State of ALABAMA

SHELBY

COUNTY

I, *Janette Littleton*

a Notary Public in and for said County, in said State,

hereby certify that Morris M. Bailey and wife, Frances Lucile Bailey

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

12<sup>th</sup>

day of April, 1962.

Notary Public, State of Alabama at Large  
My Commission Expires February 7, 1966  
Bonded by U.S. & G.

*Janette Littleton*  
Notary Public.

BOOK 232 PAGE 689

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 10/20/62  
RECORDED & \$1.00 MTG. TAX  
& \$1.00 DEED TAX HAS BEEN  
PAID ON THIS INSTRUMENT.  
*Co. M. J. J. J.*  
JUDGE OF PROBATE