

State of Alabama

Jefferson County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Twenty Six Thousand and No/One Hundredths (\$26,000.00) DOLLARS-----

to the undersigned grantor, Ralph Sanderson Realty Company, Inc.  
a corporation, in hand paid by J. P. Northcutt and wife, Shirley A. Northcutt  
the receipt whereof is acknowledged, the said Ralph Sanderson Realty Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said  
J. P. Northcutt and wife, Shirley A. Northcutt  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 2, in Block 2, according to the map and survey  
of Indian Hills Second Sector, as recorded in Map  
Book 4, Page 91, in the Office of the Judge of  
Probate Shelby County, Alabama.

Subject to easements and restrictions of record.

The purchase of this property is being financed with  
the proceeds of a \$19,000.00 mortgage made to Cobbs,  
Allen & Hall Mortgage Company, Inc., closed simultaneously  
herewith of which amount \$18,500 was paid direct  
to the grantor.

TO HAVE AND TO HOLD said property unto the said J. P. Northcutt and wife, Shirley  
A. Northcutt,  
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 Ralph Sanderson Realty Company, Inc. does for itself, its successors  
and assigns, covenant with said J. P. Northcutt and wife, Shirley A. Northcutt,  
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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

J. P. Northcutt and wife, Shirley A. Northcutt  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said RALPH SANDERSON REALTY  
COMPANY, INC.

signature by Ralph Sanderson its President,  
who is duly authorized, on this 27th day of November, 1964.

ATTEST:

Secretary.

By RALPH SANDERSON President.

RETURN TO: ARNOLD DRENNEN

523 FRANK NELSON BLDG.

BIRMINGHAM, ALABAMA

RALPH SANDERSON REALTY COMPANY,

INC.

TO

J. P. NORTHCUTT and wife,

SHIRLEY A. NORTHCUTT

CORPORATION  
WARRANTY DEED  
WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

JEFFERSON

County

I, **Arnold Drennen**, a Notary Public in and for said county in said state, hereby certify that **Ralph Sanderson** whose name as **President of the Ralph Sanderson Realty 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 27th day of November, 1964.

*Arnold Drennen*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *8/27/64*  
RECORDED & *1264*  
PD. ON *8/27/64*  
*Co. 1*  
BIRMINGHAM, ALABAMA