4M---6-59 REVISED 2-46

CORPORATION WARRANTY DEED-Joint with Right of Survivorship-Title Guarantee & Trust Co., Birmingham, Ala.

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.

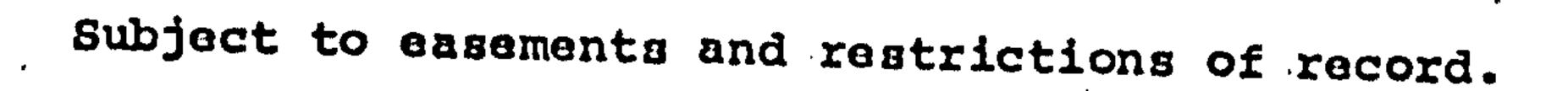
does by these presents, grant, bargain, sell, and convey unto the said

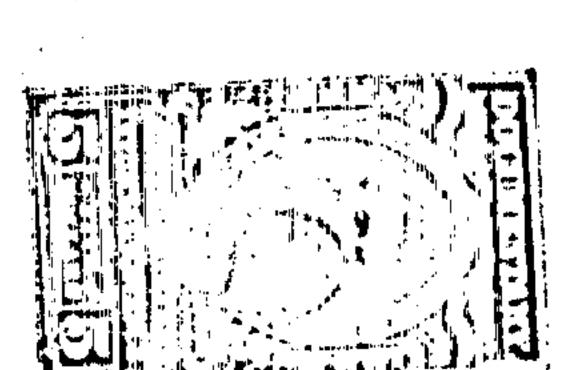
J. P. Northcutt and wife, Shirley A. Northcutt

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.





The purchase of this property is being financed with the proceeds of a \$19,000.00 mortgage made to Cobbs, Allen & Hall MortgageCompany, Inc., closed simultaneously herewith of which amount \$18500 was paid direct

to the grantor.



THE PARTY OF THE P

A. Northcutt. TO HOLD said property unto the said J. P. Northcurt and wife, Shirley 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.

Palph Sanderson Realty Company, Inc. And said

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 encumbrances.

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

JaP. 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.

Ralph Sanderson signature by

has hereunto set its

its President,

who is duly authorized, on this 27th day of November, 1964.

Secretary.

2 15E

State of Alabama

JEFFERSON

County

Arnold Drennen

, a Notary Public in and for said

and

whose name as

county in said state, hereby certify that Ralph Sanderson

Ralph Sanderson Realty Company, Inc., President of the 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.