

REAL 48-166

705

8700²⁰
10-12-64

State of Alabama }
Jefferson & Shelby County }

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Thirty Two Thousand Seven Hundred and No/One Hundredths (\$32,700.00) DOLLARS** to the undersigned grantor, **Ralph Sanderson Realty Company, Inc.** a corporation, in hand paid by **Edward C. Moore, Jr.** the receipt whereof is acknowledged, the said **Ralph Sanderson Realty Company, Inc.** does by these presents, grant, bargain, sell, and convey unto the said **Edward C. Moore, Jr. and wife, Elizabeth M. Moore,** as joint tenants, with right of survivorship, the following described real estate, situated in **Jefferson and Shelby County, Alabama, to-wit:**

Lot 1 according to the map of Altadena Valley Country Club Fairway Sector as recorded in Map Book 64, Page 25, in the Office of the Judge of Probate of Jefferson County, Alabama, and Map Book 4, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easement and building line as shown by recorded map; to mineral and mining rights and rights incident thereto as shown by instrument recorded in Deed Book 4, Page 542, in the Probate Office of Shelby County, Alabama, and Volume 255, Page 572, in the Probate Office of Jefferson County, Alabama; to restrictions as to the use of the property as shown by instrument recorded in Volume 6744, Page 94, in the Probate Office of Jefferson County, Alabama; to easement to Alabama Power Company as shown by instrument recorded in Volume 6693, Page 287, in the Probate Office of Jefferson County, Alabama and to easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company as shown by instrument recorded in Volume 6744, Page 415, in the Probate Office of Jefferson County, Alabama,

The purchase of this property is being financed with the proceeds of a \$24,500.00 mortgage made to Cobbs, Allen & Hall Mortgage Company, Inc., closed simultaneously herewith of which amount \$ 21,000.00 was paid direct to the grantor.

TO HAVE AND TO HOLD said property unto the said **Edward C. Moore, Jr. and wife, Elizabeth M. Moore,** 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 **Edward C. Moore, Jr. and wife, Elizabeth M. Moore,** their 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 **Edward C. Moore, Jr. and wife, Elizabeth M. Moore and their heirs, executors and assigns forever, against the lawful claims of all persons.**

IN WITNESS WHEREOF, The said **Ralph Sanderson Realty Company, Inc.** has hereunto set its signature by **Ralph Sanderson** its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this **9th** day of **October, 1964.**

ATTEST

Ralph Sanderson
Secretary.

Ralph Sanderson Realty Company Inc.
By Ralph Sanderson
President.



RETURN TO: ARNOLD DRENNEN

523 FRANK NELSON BUILDING

BIRMINGHAM, ALABAMA

8180 1/2

RALPH SANDERSON REALTY COMPANY,

INC.

TO

EDWARD C. MOORE, JR. and wife,

ELIZABETH M. MOORE

360 CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

Jefferson & Shelby County.

Office of the Judge of Probate

167
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.

Judge of Probate.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE - ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

Jefferson

County

Shelby

I, Arnold Drennen

, a Notary Public in and for said

county in said state, hereby certify that Ralph Sanders on

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 9th day of October, 1964.

Arnold Drennen

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

ACE NO. 769
I hereby certify that no Deed Tax has been
collected on this instrument.

Conrad M. Fowler
Judge of Probate

TAX EXEMPT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10-12-64

RECORDED & SHELBY CO. MTG. TAX
DEED TAX HAS BEEN
PAID ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

REAL 48P166

OCT 12 8 58 AM '64

RECORDED & SHELBY CO. MTG. TAX
DEED TAX HAS BEEN
PAID ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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BOOK

