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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 in consideration of Four Thousand Nine Hundred Fifty and no/100-----DOLLARS

to the undersigned grantor C. Ray Cunningham and wife, Dale L. Cunningham

in hand paid by Robert W. Grady and wife, Betty C. Grady

the receipt whereof is acknowledged we the said C. Ray Cunningham and wife, Dale L. Cunningham

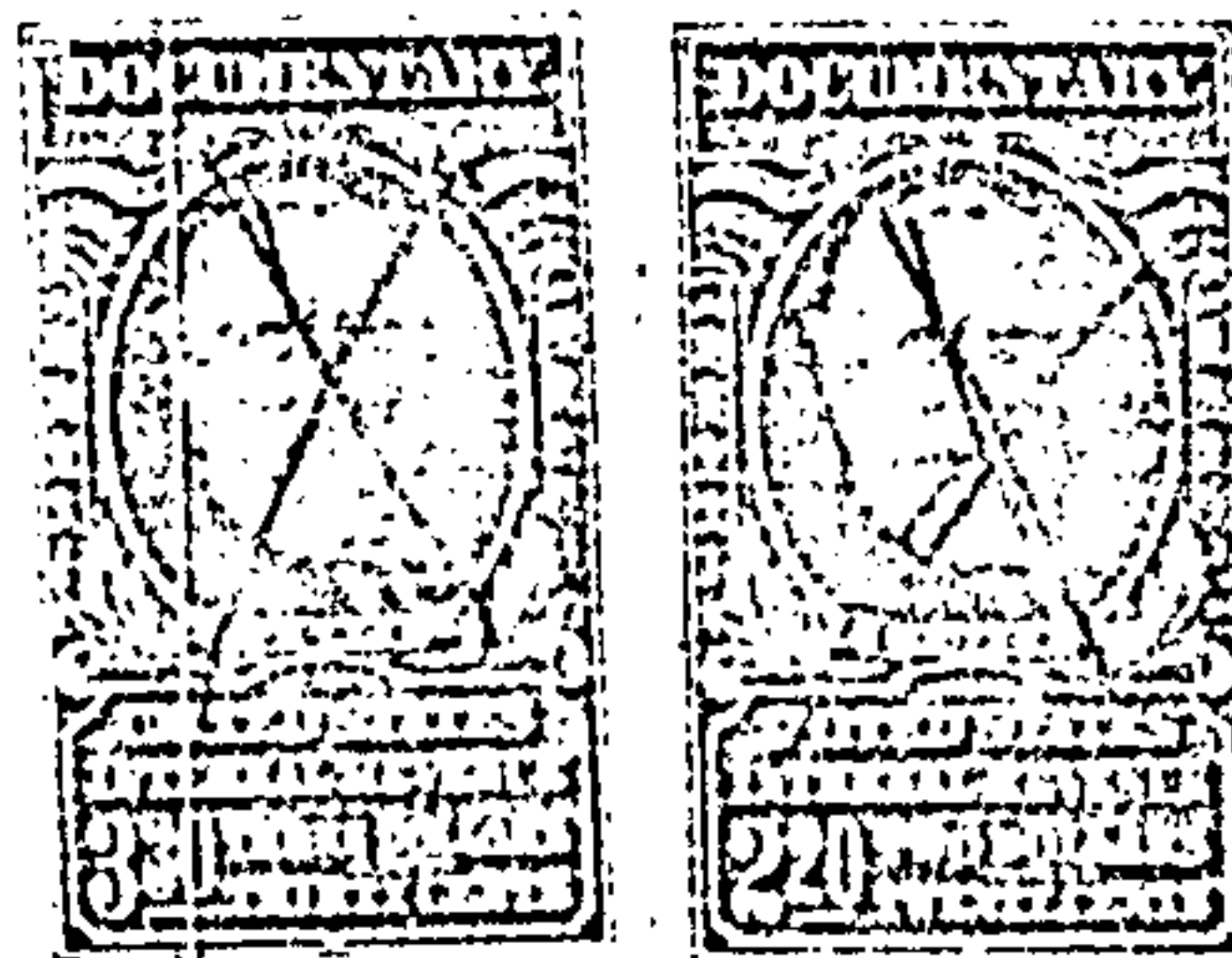
do grant, bargain, sell and convey unto the said Robert W. Grady and wife, Betty C. Grady

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

Shelby

County, Alabama, to-wit:

Lot Seven (7) in Block five (5) in INDIAN SPRINGS RANCH, being a subdivision of a part of the North half of the southeast quarter and the southeast quarter of the southeast quarter of section twenty-nine; a part of the southwest quarter of the southwest quarter of section twenty-eight; a part of the east half of the northeast quarter of section thirty-two; and a part of the west half of the northwest quarter of section thirty-three; all in township nineteen south of range two West situated in Shelby County, Alabama, according to the plat thereof prepared by A. A. Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26th, 1958, in Map record 4, page 29, subject to easements and restrictive covenants of record.



TO HAVE AND TO HOLD Unto the said Robert W. Grady and wife, Betty C. Grady

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 11th day of December, 1964.

WITNESSES:

C. Ray Cunningham (Seal.)
Dale L. Cunningham (Seal.)
(Seal.)
(Seal.)

233 141 342

RETURN TO: 511-80, 20th St, 13th Ave.

Handwritten initials

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

2-10997

State of Alabama }
Jefferson COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that C. Ray Cunningham and wife, Dale L. Cunningham
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 11th day of December, 1964

Notary Public

Notary Public.

BOOK 233 PAGE 343

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/16/64
RECORDED & \$5.00 TAX
PD. ON 1/1/65
James M. Sanders
JUDGE OF PROBATE

Handwritten notes:
5.00
1.00
6.00