

State of Alabama

Shelby

County

Know All Men By These Presents.

That in consideration of Seven Hundred and no/100 (\$700.00) DOLLARS

to the undersigned grantors James R. Hobbs and wife, Kathleen J. Hobbs

in hand paid by Roman R. Sanders and wife, Hazel Sanders

the receipt whereof is acknowledged we the said James R. Hobbs and wife, Kathleen J. Hobbs

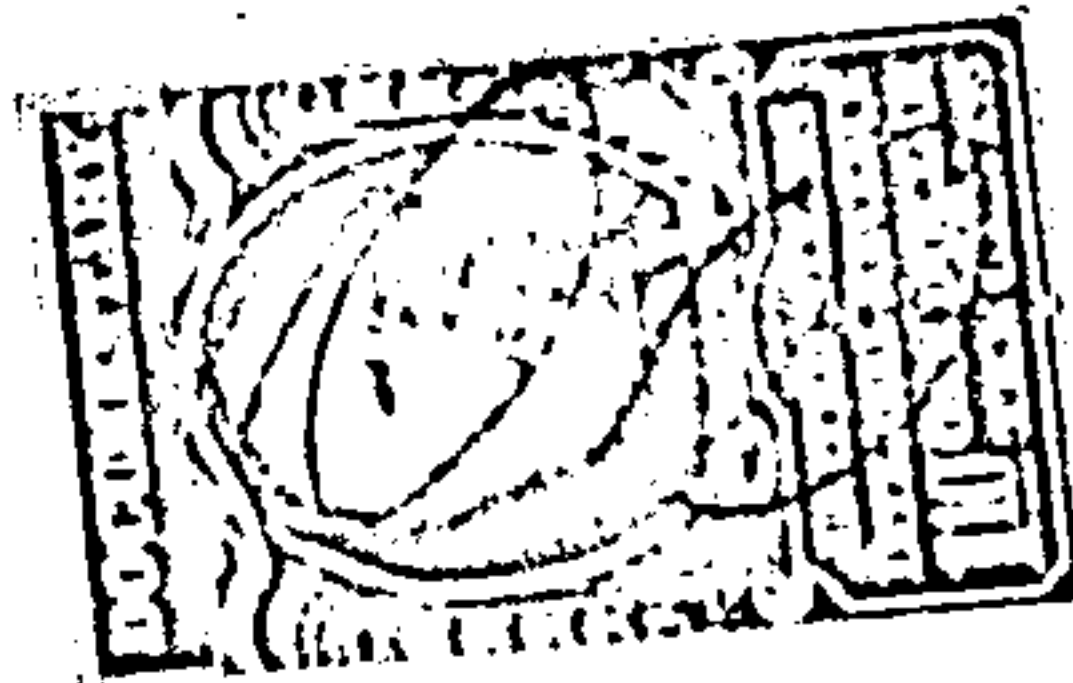
do grant, bargain, sell and convey unto the said Roman R. Sanders and wife, Hazel Sanders

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

Shelby

County, Alabama, to-wit:

Lot 10 in Block 2 of Pine Hill Subdivision, Vincent, Alabama,
as shown by Plat recorded in the office of the Probate Judge,
Shelby County, Alabama, in Map Book 4 at Page 45, and conveyed
subject to easements and restrictions of record.



TO HAVE AND TO HOLD Unto the said Roman R. Sanders and wife, Hazel 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 seals

this 29th day of May, 1965

WITNESSES:

James N. Shalbutt
as to each grantor

x James R. Hobbs (Seal.)
x Kathleen J. Hobbs (Seal.)
(Seal.)
(Seal.)

James R. Hobbs and wife,

Kathleen J. Hobbs

TO

Roman R. Sanders and wife,

Hazel Sanders

May 24

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

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.

State of ALABAMA
SHELBY COUNTY

I, , a Notary Public in and for said County, in said State, hereby certify that James R. Hobbs and wife, Kathleen J. Hobbs 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May 1965.
Notary Public, Alabama State at Large
My commission expires March 30, 1966
Bonded by Employees Liability Assurance Corporation
James H. Sharbutt As Notary Public

State of
COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of 19 , came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19
As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/4/65
RECORDED & MTG. TAX
\$1.00
PD. ON INSTRUMENT.
Co. M. Sculley
JUDGE OF PROBATE

558 PM 5:22 PM 1965