

# Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----Twenty Three Thousand Five Hundred and No/One Hundredths (\$23,500.00)-----DOLLARS

to the undersigned grantor, **Ralph Sanderson Realty Company, Inc.** a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Carl W. Cannon and wife, Edwina Cannon,**

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, to-wit:**

Lot 3, in Block 2, according to Map and Survey of Indian Hills Second Sector as recorded in Map Book 4 on Page 91 in the Probate Office of Shelby County, Alabama.

Subject to transmission line permit to Alabama Power Company dated 11/28/55 and recorded in Deed Book 179, Page 380 and permits to Alabama Power Company & Southern Bell Telephone and Telegraph Company as shown by instrument recorded in Deed Book 232, Page 227 and in Deed Book 232, Page 264 in the Probate Office of Shelby County, Alabama; to agreement as to water between Davies, Bonner and Davis and Indian Hills Water Company as shown by instrument recorded in Deed Book 229, Page 109 and agreement between Davies, Bonner and Davis and Robert Nichols and Indian Hills Water Company, Inc., as shown by instrument recorded in Deed Book 229, Page 112 in the Probate Office of Shelby County, Alabama; to 40 foot building set back line from Chippawa Lane as shown on recorded map of subdivision; to 15 foot easement across South side and 20 foot utility Easement as shown on recorded Map of Subdivision and to restrictive covenants dated 7/27/64 and recorded in Deed Book 231, Page 543 in Probate Office.

The purchase of this property is being financed with the proceeds of a \$21,100.00 mortgage made to Cobbs, Allen & Hall Mortgage Company, Inc., closed simultaneously herewith of which amount \$20,800.00 was paid direct to the grantor.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **Ralph Sanderson** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **1st** day of **September** 19**65**.

ATTEST:

**RALPH SANDERSON REALTY COMPANY, INC.**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, **Walter Cornelius**, a Notary Public in and for said County in said State, hereby certify that **Ralph Sanderson** whose name as President of **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 **1st** day of **September**

19 **65**.

**Walter Cornelius**

Notary Public

My Commission Expires: **6-2-69**

BOOK 237 PAGE 467

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/17/65  
RECORDED 8/22/65  
PD. C. 200

By **Ralph Sanderson** President