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Form 1-1-7

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Prepared by:

# Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

3089

Walter Cornelius  
Attorney at Law  
523 Frank Nelson Bldg.  
Birmingham, Alabama  
STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Twenty Eight Thousand and No/100-----Dollars**  
(\$28,000.00)

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

(herein referred to as GRANTEES) 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 5, Block 1, according to the Map and Survey of Indian Hills Second Sector, as recorded in Map Book 4, page 91, in the Probate Office of Shelby County, Alabama.**

Subject to Transmission Line Permits to Alabama Power Company and Southern Bell Telephone and Telegraph Co., as shown by instruments recorded in the Probate Office of Shelby County, Alabama in D. Book 179, page 380; D. Book 232, page 227; D. Book 232, page 264; D Book 234 page 657; To agreement as to water between Davies, Bonner & Davis and Indian Hills Water Co., recorded in D. Book 229 page 109 and agreement between Davies, Bonner & Davis & Robert Nichols & Indian Hills Water Co., Inc. as recorded in D. Book 229, page 112 in Probate Office; to a 10 ft. easement across N side as shown on recorded map of said sub-division.

\$21,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES 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 GRANTEES, 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 GRANTEES, 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 25th day of **March** 19 **67**

ATTEST:

*Ralph Sanderson*  
Secretary

**RALPH SANDERSON REALTY COMPANY, INC.**  
A Corporation

By *Ralph Sanderson*  
President

STATE OF Alabama }  
COUNTY OF Jefferson }

I, **Walter Cornelius**  
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 25th day of **March** 19 **67**

*Walter Cornelius*  
Notary Public

My Commission Expires: 6-2-69

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STATE OF ALABAMA  
I CERTIFY THAT  
THIS INSTRUMENT  
IS CORRECTLY  
FILED FOR  
RECORD IN THE  
OFFICE OF THE  
CLERK OF THE  
SHELBY COUNTY  
COURT  
ON THIS 28th DAY  
OF MARCH 1967  
JUDGE (PROPRIETARY)  
CORNELIUS