

5537

Ap 1500.23

306-475

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Thirteen Thousand (\$13,000.00) - - - - - DOLLARS of which amount the sum of \$11,500.00 has been paid, the remaining sum \$1,500.00 being payable by purchase money mortgage to the undersigned grantor George E. Beavers and Jeanette G. Beavers, husband and wife, in hand paid by Victor E. Vance and wife, Mildred J. Vance

the receipt whereof is acknowledged we the said George E. Beavers and Jeanette G. Beavers, husband and wife. do grant, bargain, sell and convey unto the said Victor E. Vance and wife, Mildred J. Vance as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 11 according to Hill Subdivision of a portion of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6, Township 21, Range 2 East, Shelby County, Alabama, as shown by map recorded in Map Book 3 page 142 in the Probate Office of Shelby County, Alabama, subject to restrictive covenants and easements as shown in said Map Book 3, at page 142.

The Grantees acknowledge that the purchase money mortgage for \$1,500.00 payable by the Grantees to the Grantors executed and delivered on this same date is a Second Mortgage and is subordinate to a First Mortgage for \$10,000.00 payable by the Grantees to A. M. Muncy also executed and delivered on this same date.

TO HAVE AND TO HOLD Unto the said Victor E. Vance and wife, Mildred J. Vance. 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 seal, this 20th day of July, 1967.

WITNESSES:

BOOK 249 PAGE 271

George E. Beavers (Seal.)
Jeanette G. Beavers (Seal.)
____ (Seal.)
____ (Seal.)

Return to: _____

TO

150
155
295

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, Oliver P. Head

, a Notary Public in and for said County, in said State,
hereby certify that George E. Beavers and Jeanette G. Beavers, husband and wife,
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 20th day of July 19 67.

Oliver P. Head As Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
JUL 21 PM 3:15
C.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE.
C. Head
JUDGE OF PROBATE

212 JUL 21 1967