

39,100  
31,200  
7,900 dp  
all ntz 307-749

State of Alabama  
Shelby County

Know All Men By These Presents.

That for and in consideration of Thirty Nine Thousand One Hundred and No/100 Dollars to the undersigned grantor, Suburban Homes, Inc. a corporation, in hand paid by Charles J. Townsend and wife, Molly M. Townsend the receipt whereof is acknowledged, the said Suburban Homes, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Charles J. Townsend and wife, Molly M. Townsend as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, Butte Woods Ranch Addition to Altadena Valley as recorded in Map Book 5, Page 1 in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to easements and restrictions of record.  
Subject to taxes for the year 1968 not yet due or payable.

\$31,200.00 Dollars of the purchase price recited above was paid from a mortgage loan closing simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charles J. Townsend and wife, Molly M. Townsend 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 said Suburban Homes, Inc. does for itself, its successors

and assigns, covenant with said Charles J. Townsend and wife, Molly M. Townsend, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated above

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

Charles J. Townsend and wife, Molly M. Townsend, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Suburban Homes, Inc.

has hereunto set its

signature by Ralph Sanderson its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 8th day of January, 1968

SUBURBAN HOMES, INC.

723

251

TEST: Ralph Sanderson  
Secretary.

By Ralph Sanderson  
President.

State of Alabama

Jefferson

County

I, Margaret Sharp, a Notary Public in and for said county in said state, hereby certify that Ralph Sanderson whose name as President of the Suburban Homes, 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 8th day of January, 1968.

Margaret Sharp
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1968 FEB - 1 AM 9:31
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Judge of Probate

RETURN TO: Suburban Homes, Inc.
In # 1-13236 251 724

SUBURBAN HOMES, INC.

TO

CHARLES J. TOMINSEND AND WIFE,
MOLLY M. TOMINSEND

CORPORATION
WARRANTY DEED

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 recorded in Volume... of Deeds at page..., and examined. Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA