

3365 ep. 1000⁰²
This instrument was prepared by Ralph Sanderson, 3975 Lorna Road, Birmingham, Alabama

4M-2.60
REVISED 2-46
CORPORATION WARRANTY DEED—JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama }
Shelby County }

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Twenty Eight Thousand and No/100- - - - - Dollars (\$28,000.00)
to the undersigned grantor, Ralph Sanderson Realty Company, Inc.
a corporation, in hand paid by Hal T. Sumner and wife, Ophelia Amy Sumner
the receipt whereof is acknowledged, the said Ralph Sanderson Realty Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Hal T. Sumner and wife, Ophelia Amy Sumner
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 11, Survey of Altadena Valley Country Club Sector, as recorded in Map Book 4,
Page 71 in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.
Subject to easements and restrictions of record.
Subject to taxes for the year 1969, not yet due or payable.

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

TO HAVE AND TO HOLD said property unto the said Hal T. Sumner and wife, Ophelia Amy Sumner
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 Ralph Sanderson Realty Company, Inc. does for itself, its successors
and assigns, covenant with said Hal T. Sumner and wife, Ophelia Amy Sumner, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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
Hal T. Sumner and wife, Ophelia Amy Sumner, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said
Ralph Sanderson Realty Co., Inc. has hereunto set its
signature by Ralph Sanderson its President,
who is duly authorized, on this 3rd day of July, 1969

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ATTEST.
Ralph Sanderson
Secretary.

RALPH SANDERSON REALTY COMPANY, INC.
By Ralph Sanderson
President.

2-13985
Return to City Hall

RALPH SANDERSON REALTY COMPANY, INC.

TO

HAL T. SUMNER AND WIFE,

AMY OPHELIA SUMNER

CORPORATION
WARRENTY DEED
WITH RIGHT OF SURVIVORSHIP

7.00
1.45
8.45

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — Abstracts

Trusts

BIRMINGHAM, ALABAMA

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 Ralph Sanderson Realty Co., 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 3rd day of July, 1969

Margaret Sharp
Notary Public
My Commission Expires September 14, 1971

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1969 JUL 18 AM 9:42
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE