

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Two thousand and no/100---(\$2,000.00)-----

DOLLARS

to the undersigned grantor S Homer A. Sanders and wife, Pauline N. Sanders
in hand paid by C.R. Dennis and wife, Jewel Dennis

the receipt whereof is acknowledged we the said Homer A. Sanders and wife, Pauline N. Sanders

do grant, bargain, sell and convey unto the said C.R. Dennis and wife, Jewel Dennis

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 4 as shown on Robert Pledger's Resurvey of Blocks 262, 263 & 265 according to Dunstons Map of Calera, Alabama, according to Map recorded in office of Probate Judge of Shelby County, Alabama, in Map Book 4 Page 1.

TO HAVE AND TO HOLD Unto the said C.R. Dennis and wife, Jewel Dennis

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; Except mortgage owned by Federal National Mortgage Association in amount of \$9,522.78, present balance, (Reese-King Mortgage Co are servicing agents for loan) 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 hand^s and seal,

this

2

day of

Aug 1964

WITNESSES:

Homer A. Sanders (Seal.)
Homer A. Sanders

Pauline N. Sanders (Seal.)
Pauline N. Sanders

____ (Seal.)

____ (Seal.)

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Return to:

Rev. Del
Adeline, Ala.

TO

200
145
345

WARRENTY 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, Warren G. Findley, a Notary Public in and for said County, in said State,
hereby certify that Homer A. Sanders and wife, Pauline N. Sanders
whose name s. 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

2nd day of *Aug* 19 *69*
Warren G. Findley

As Notary Public

My commission expires 11-25-71

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Adeline *200*
1969 AUG -4 AM 8:46
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Smith
JUDGE OF PROBATE