

This instrument was prepared by Ralph Sanderson, 3975 Lorna Road, Birmingham, Alabama

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

CORPORATION WARRANTY DEED-JOINT WITH RIGHT OF SURVIVORSHIP

4500 dw see map 35216

State of Alabama

Shelby

County

Know All Men By These Presents.

That for and in consideration of Nine Thousand Five Hundred and No/100 Dollars (\$9,500.00) to the undersigned grantor, Ralph Sanderson Realty Company, Inc. a corporation, in hand paid by Allen T. Ledbetter and <sup>wife</sup> Bobbie D. Ledbetter the receipt whereof is acknowledged, the said Ralph Sanderson Realty Company, Inc.

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

Allen T. Ledbetter and wife, Bobbie D. Ledbetter as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2 according to the map of Indian Crest Estates as recorded in Map Book 5, Page 40, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to easements and restrictions of record.  
Subject to taxes for the year 1970.

TO HAVE AND TO HOLD Unto the said Allen T. Ledbetter and wife, Bobbie D. Ledbetter 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 Allen T. Ledbetter and wife, Bobbie D. Ledbetter, 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

Allen T. Ledbetter and wife, Bobbie D. Ledbetter, 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, and has caused the same to be attested by its Secretary, on this 16th day of March, 1970

RALPH SANDERSON REALTY COMPANY, INC.

By

Vice-President.

ATTEST:

Secretary.

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BOOK

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 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 16th day of March, 1970

*Margaret Sharp*  
Notary Public.  
My Commission Expires September 14, 1971  
STATE OF ALA. SHELLEY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1971 JAN 26 PM 12:18  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

BOOK 283 PAGE 841

RETURN TO:

RALPH SANDERSON REALTY CO., INC.

TO

ALLEN T. LEDBETTER AND WIFE,  
BOBBIE D. LEDBETTER  
2913 Christopher Court  
Bham 35243

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 150, and examined. 145 595  
Judge of Probate.

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA