

This instrument prepared by:

Name:

Address:

2020
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY.

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of TWO THOUSAND, FIVE HUNDRED AND NO/100 (\$2,500.00) DOLLARS

to the undersigned grantor Ronald T. Acton

in hand paid by Richard G. and Helen D. Acton, Grantees

the receipt whereof is acknowledged I the said Grantor

do hereby grant, bargain, sell and convey unto the said Grantees

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

SHELBY County, Alabama, to-wit:

Commence at the SE corner of NW 1/4 of NW 1/4, Section 31, Township 18, Range 1 West; from said corner run North along Quarter Quarter Section 660 feet, thence West, parallel with the North boundary line of said forty to the corner of J. V. Acton's property on West side of Cahaba Beach Road for point of beginning; continue along said line 264 feet; thence South, parallel with the Cahaba Beach Road, 165 feet; thence East parallel with the South boundary line of said forty, 264 feet to West side of Cahaba Beach Road; thence North along said Road 165 feet to point of beginning.

Minerals and mining rights excepted.



19710309000008830 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/09/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Grantee

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 27 day of February, 1971

WITNESSES:

Ronald T. Acton (Seal.)

(Seal.)

(Seal.)

(Seal.)

549
266

State of Alabama

Shelby

COUNTY

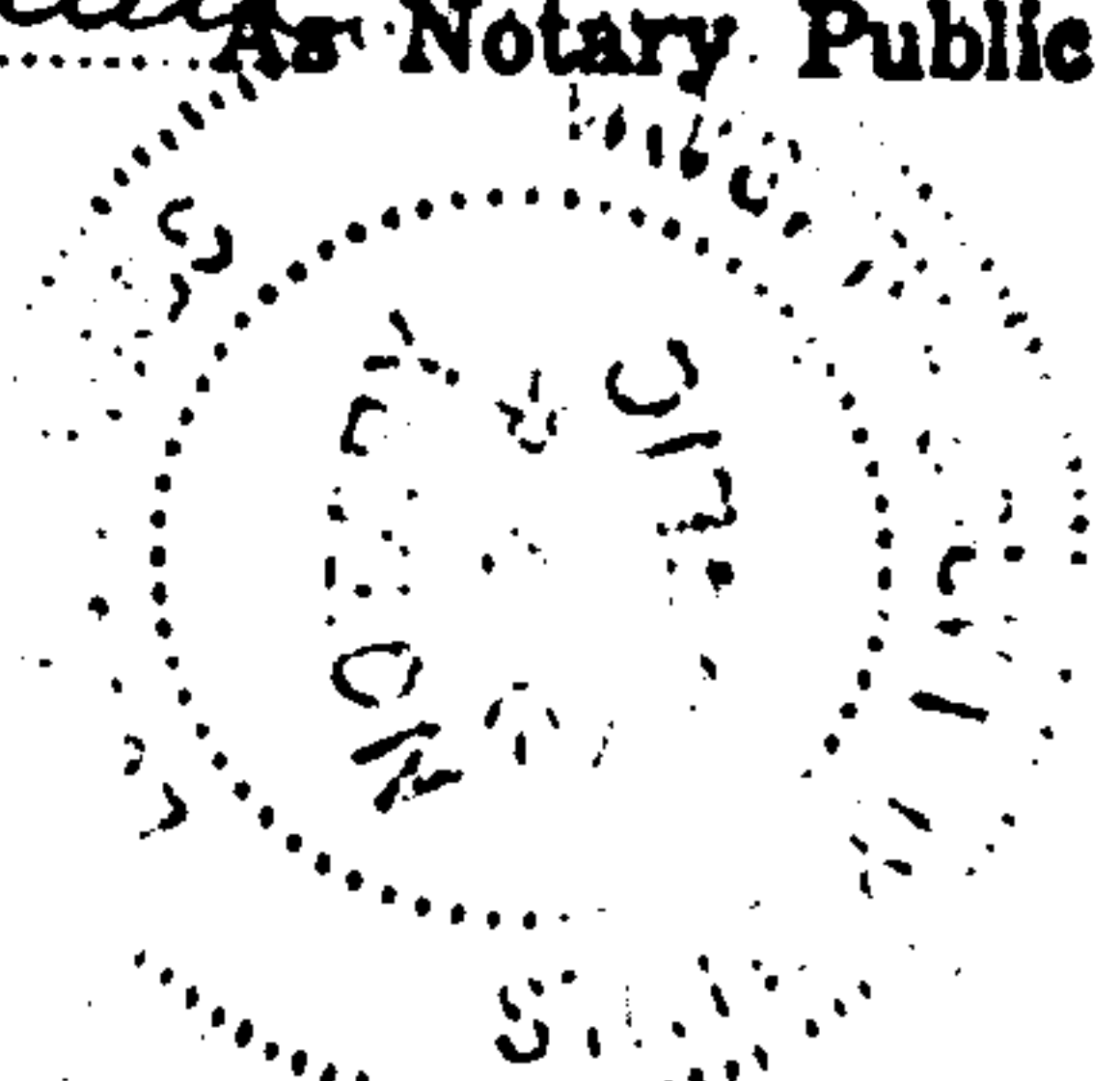
I, Laurie Hinds Bartlett, a Notary Public in and for said County, in said State, hereby certify that Ronald J. Aiken whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of February 19 71

Laurie Hinds Bartlett As Notary Public



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Shelby Cnty Judge of Probate, AL
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STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
Book 266 Page 550
1971 MAR -9 PM 3:02
U.C.C. FILE NUMBER OR
REC. EX. PAGE AS SHOWN ABOVE
Conveyance
NAME OF DEBATOR

RETURN TO: BOOK 266 PAGE 550

TO

3169 Valley Park Dr. Bloom
35343

WARRANTY DEED

JOINT GRANTEES 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.

250
145
398
Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA