

This instrument was prepared by

(Name) Head and Head, AttorneysAt Law

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Six Hundred Seventeen and 55/100----- DOLLARS

(of which \$3,500 paid in cash and Mortgage Book 313 Page 160 assumed) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joseph Oral Dean, Jr. and wife, Judith Y. Dean (therein referred to as grantors) do grant, bargain, sell and convey unto

Ralph Sanderson and wife, Carla Sanderson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

North Half of Lot 4 and the South three (3) feet of Lot 3 in Block 1, Joseph Squires Map and Survey of the Town of Helena, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, page 121.

Minerals and mining rights excepted, and subject to easements and rights of way of record.

It is understood and agreed that the North wall of the building situated on said property is a joint or common wall.



19730605000031130 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/05/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Reed, J. A. Jr.
1973 JUN -5 AM 7:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Comp. by [unclear]
JUDGE OF PROBATE

BOOK 280 PAGE 592

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s), this 25th day of May, 1973.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Joseph Oral Dean, Jr. (Seal)
Judith Y. Dean (Seal)
_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joseph Oral Dean, Jr. and wife, Judith Y. Dean whose names 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 25th day of May, A. D., 1973

Notary Public

My Commission Expires Sept. 14, 1975