

This instrument was prepared by
(Name)..... Paul O. Woodall, Attorney at Law
(Address)..... 1600 Bank for Savings Building, Birmingham, Alabama 35203
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

2060

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and love and affection-

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ralph D. Sanderson and wife Carla J. Sanderson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ralph D. Sanderson

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 50 in Lacoosa Estates, as shown on plat recorded in Probate Office of Shelby County, Alabama, in Map Book 5, page 35.

SUBJECT TO: Taxes for the year 1975 a lien not yet due and payable; restrictions recorded in Deed Book 254, page 16, aforesaid Probate Office; rights of Alabama Power Co. acquired in condemnation procedure in 1912 as shown by proceedings in Final Record 7, page 1, aforesaid Probate Office; agreement entered into between L. D. Hand and wife and Alabama Power Co. shown in Deed Book 48, page 565, and in instruments shown in Deed Book 48, page 337, and in Deed Book 57, page 102, aforesaid Probate Office; permit to Alabama Power Co. shown in Deed Book 167, page 107, aforesaid Probate Office; right of way to Shelby County recorded in Deed Book 227, page 154, aforesaid Probate Office; contract to Alabama Power Co. recorded in Deed Book 242, page 379, 378 and 380; instrument recorded in Deed Book 248, page 117, aforesaid Probate Office.

This conveyance is further subject to mortgage from Ralph D. Sanderson and Carla J. Sanderson to W. A. Henke, recorded in Mortgage Book 325, page 512, aforesaid Probate Office.



19750120000003010 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/20/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JAN 20 PM 1:29
U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad H. Sanderson

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TO HAVE AND TO HOLD to the said grantee, his, ~~heirs~~ heirs and assigns forever.

And ~~K~~(we) do for ~~XXXXX~~(ourselves) and for ~~XX~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~L~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(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 hands(s) and seal(s), this 24th day of October, 1974.

(Seal)

Ralph D. Sanderson (Seal)
Ralph D. Sanderson

(Seal)

Carla J. Sanderson (Seal)
Carla J. Sanderson

(Seal)

STATE OF ALABAMA }
COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ralph D. Sanderson and wife Carla J. Sanderson 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 24th day of October, A. D., 1974.

Notary Public.
Commission Expires Sept. 14, 1977