

Clark Center
223 W. North St
Talladega, Al w

Talladega, Al WARRANTY DEED, JOHN PROFFER, 457 NORTH CHANDLER, DC 20715-0141

Shelby
TALLADEGA COUNTY

Know All Men By These Presents,



19760806000074260 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/06/1976 12:00:00AM FILED/CERT

That in consideration of TEN AND NO/100 (\$10.00) -----DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

ESTEL SANDERS and wife, VERAGENE SANDERS AND ESTEL SANDERS c/b/a CHILDERSBURG
MOTOR COMPANY

(herein referred to as grantors) do grant, bargain, sell and convey unto

THE TALLADEGA NATIONAL BANK, a banking corporation

(herein referred to as GRANTEES) XXXXX XXXXX XXXXX XXXX AND UPON THE DEATH OF EITHER OF THEM, WHO X

~~XX~~ the following described real estate situated in _____

Shelby County, Alabama to-wit:

A certain tract or parcel of land containing one (1) acre, more or less, situated in the Southwest Quarter of the Northeast Quarter of Section 2, Township 20, Range 2 East, in Shelby County, Alabama, and particularly described as follows, to-wit: Commence at the intersection of the Northern boundary of the right-of-way of United States Highway No. 91, and known as the Florida Short Route Highway with the East line of said Southwest Quarter of the Northeast Quarter of said Section 2, and run thence in a Northwesterly direction along the North right-of-way line of said Highway a distance of 1015 feet for a point of beginning of the lot herein described and conveyed; run thence in a Northerly direction at right angles to said United States Highway No. 91 a distance of 210 feet; run thence in a Northwesterly direction and parallel with said United States Highway No. 91, a distance of 210 feet; run thence in a Southerly and at right angles to said United States Highway No. 91 for a distance of 210 feet to the North right-of-way line of said Highway No. 91; run thence in a Southeasterly direction along the Northerly right-of-way line of said United States Highway No. 91 a distance of 210 feet to the point of beginning, and containing one acre, more or less, and situated in Shelby County, Alabama.

This conveyance is made in lieu of foreclosure and the grantors herein ~~to~~ specifically grant, bargain, sell and convey all their right, title and interest specifically and including, but not limited to, their equity of redemption with reference to that certain mortgage from the grantors herein to The Talladega National Bank, dated May 8, 1975, recorded in Mortgage Book 345, at page 891, in the Office of the Judge of Probate, Shelby County, Alabama.

[illegible]

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, ~~he~~ his
heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEEES, ~~HEIR, HEIRS AND ASSIGNS~~ forever, against the lawful claims of all persons.
its successors

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th

day of July, 19 76

WITNESS:

Estel Sanders
Estel Sanders
Veragene Sanders
Veragene Sanders
Estel Sanders
Estel Sanders d/b/a
Childersburg Motor Company

RETURN TO

Talladega National Bank

PO Box 856

Talladega Alabama 35160

ATTN: Larry H. Barton
Vice President

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

50
350
100
500

State of Alabama
TALLADEGA COUNTY

19760806000074260 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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I, _____, a Notary Public in and for said County, in said State, hereby certify
that Estel Sanders and wife, Veragene Sanders and Estel Sanders d/b/a whose name S
Childersburg Motor Company
are _____ signed to the foregoing conveyance, and who _____ are _____ known to me, acknowledge 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 29th day of July A. D., 19 76

Betty L. Jones
Notary Public.

State of Alabama
TALLADEGA COUNTY

Separate Acknowledgement by Wife

I, _____, a Notary Public in and for said County, in said State, hereby certify that
on the date hereof, came before me within named _____ who is
known to me to be the wife of the within named _____ who,
being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged, before me on this
day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord and
without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this _____ day of _____

JUDGE OF PROBATE

George W. Brundage

Deed Book 250

1976 AUG -6 AM 8:18

STATE OF ALA. SHELBY CO.
IDENTIFY THIS
INSTRUMENT WAS FILED

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PAGE 300
BOOK