

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Sixty Six Thousand Five Hundred Fifty Seven and 67/100- - - - - (\$66,557.67) to the undersigned grantor, ^{See Mtg 357-230} Ralph Sanderson Realty Company, Inc. a corporation, in hand paid by Herbert U. Pegues and wife, Beulah J. R. Pegues the receipt whereof is acknowledged, the said

Ralph Sanderson Realty Company, Inc. does by these presents, grant, bargain, sell, and convey unto the said Herbert U. Pegues and wife, Beulah J. R. Pegues as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, Block 4, according to Indian Valley, Sixth Sector as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.
Subject to taxes for the year 1976 which are a lien but not due and payable until October 1st, 1976.
Mineral and mining rights excepted.

\$33,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

19760819000079250 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/19/1976 12:00:00 AM FILED/CERT

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TO HAVE AND TO HOLD said property unto the said Herbert U. Pegues & wife, Beulah J.R. Pegues 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 Herbert U. Pegues and wife, Beulah J. R. Pegues, 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

Herbert U. Pegues and wife, Beulah J. R. Pegues, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Ralph Sanderson Realty Company, Inc. has hereunto set its signature by Ralph Sanderson its President, who is duly authorized, on this 3rd day of August, 1976

ATTEST:

Ralph Sanderson
Secretary.

RALPH SANDERSON REALTY COMPANY, INC.
By Ralph Sanderson
President.

Ralph Sanderson Realty Co., Inc.

TO

Herbert U. Pegues and wife,

Beulah J. R. Pegues

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

34.00
3.00
1.00
38.00

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — Abstracts

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama }
Shelby County }

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 3rd day of August, 1976

Margaret Sharp
Notary Public
My Commission expires 9/24/79

19760819000079250 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/19/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 AUG 19 AM 8:50
Jude J. McFarlane
JUDGE OF PROBATE