

0C76-13376

State of Alabama

County

5360

Know All Men By These Presents,

\$2,500

That in consideration of One dollar and other valuable consideration DOLLARS

to the undersigned grantor Arthur D. Chandler and wife, Aneda H. Chandler
in hand paid by the Grantees (A. D. Chandler Co. Inc.)

the receipt whereof is acknowledged by the said Grantors

do hereby grant, bargain, sell and convey unto the said A. D. Chandler Co., Inc.

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

Shelby County, Alabama, to-wit:

Lot 6, Block 5, according to the survey of Kerry Downs, as recorded in Map Book 5,
pages 135 and 136, in the Probate Office of Shelby County, Alabama.

The above described property is conveyed subject to the following:

1. Taxes due and payable October 1, 1976.
2. Restrictions contained in Misc. Volume 5, page 86 and adoption of its covenants recorded in Misc. Volume 5, page 625, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Volume 109, page 293; Volume 126, page 343; Volume 146, page 381; Volume 176, page 68; Volume 184, page 166; Volume 141, page 298 and Volume 145, page 387, in said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 281, page 497, in said Probate Office.
5. Agreement with Alabama Power Company and Kerry Downs recorded in Misc. Volume 5, page 626, in said Probate Office.
6. Easement as shown by recorded map.

19770207000011330 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Grantees

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 we do, for our and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances; unless otherwise noted above,

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seal,

this 16 day of December, 1976

WITNESSES:

Arthur D. Chandler (Seal.)

Aneda H. Chandler (Seal.)

(Seal.)

(Seal.)

BOOK 303 PAGE 656

Arthur D. and Aneda H. Chandler

TO

A. D. Chandler Company, Inc.

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.

Judge of Probate.

State of

COUNTY

I, REBECCA DANIEL ODEN, a Notary Public in and for said County, in said State,
hereby certify that ARTHUR D. CHANDLER wife Aneda H. Chandler
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, WAS executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of DECEMBER 1976
Rebecca Daniel Oden As Notary Public

State of

COUNTY

I, REBECCA DANIEL ODEN, a Notary Public in and for said County, in said State,
do hereby certify that on the 16th day of DECEMBER, 1976, came before me
the within named Aneda H. CHANDLER known to me
to be the wife of the within named ARTHUR D. CHANDLER who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same 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 the 16th day of DECEMBER 1976
Rebecca Daniel Oden As Notary Public

BOOK PAGE ENC. 1

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
102 Jan 22.50
1977 FEB -7 AM 9:44

JUDGE OF PROBATE
2.50
3.00
1.00
6.50

19770207000011330 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1977 12:00:00AM FILED/CERT

