

Corley & Halbrooks

2117 Magnolia Avenue

6265

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

See Mtg. 362-935

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Thirty-Six Thousand Nine Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, William P. Akers and wife, Barbara H. Akers

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

William G. Sanders and wife, Teresa B. Sanders

(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

Shelby County, Alabama to-wit:

Lot 8 Block 5 according to Oak Mountain Estates, Third Sector as recorded in Map Book 5, Page 83, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Current taxes.
2. 35 foot building line, and 7.5 foot easement on rear as shown by recorded map.

\$33,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19770310000021710 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/10/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
NOTIFY THIS
INSTRUMENT WAS FILED

Dr by \$4.00
1977 MAR 10 AM 9:54 Rec 1.50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

IND 1.00
\$6.50

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

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seal s, this 9th day of March, 1977.

WITNESS:

William P. Akers
William P. Akers

Barbara H. Akers
Barbara H. Akers

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Akers and wife, Barbara H. Akers 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 9th day of March

A. D. 19 77

William Halbrooks
Notary Public

HOME FEDERAL SAVINGS

BOOK 304 PAGE 131