

536

STATUTORY DEED

This Instrument Was Prepared By

JOE L. DAVIS
2012 - 2nd Ave., North
BIRMINGHAM, ALABAMA

STATE OF ALABAMA)

SHELBY COUNTY)



19780417000046060 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/17/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, whereas Clifton L. Lacey did enter into a contract with the Guaranty Savings and Loan Association a corporation organized under and existing by the laws of the State of Alabama, to purchase the hereinafter described property, and whereas it is mutually agreed that the terms and conditions of said contract have been fulfilled, including the payment of the purchase price, now therefore in consideration of the premises the receipt whereof is hereby acknowledged and the execution of a purchase money mortgage in the amount of Six Thousand Nine Hundred Twenty Four and 92/100 (\$6,924.92) dollars to Guaranty Savings and Loan Association by Clifton L. Lacey and Wife, Mabel W. Lacey, which said deed and mortgage cancels the aforesaid agreement to purchase; the said corporation does hereby grant, bargain, sell and convey unto the said Clifton L. Lacey and Wife, Mabel W. Lacey, as joint tenants with right of survivorship the following described real estate, to wit:

Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 24, Range 12 East Shelby County, Alabama, more particularly described as follows:

Commencing at the corner of Waller Street and Graham Street, being the northwest corner intersection of Waller Street and Graham Street, run thence West a distance of 50 feet along the north margin of Waller Street to the point of beginning, thence continue along the north margin of Waller Street a distance of 100 feet to a point, thence turn an angle of 90 degrees to the right in a northerly direction a distance of 140 feet to a point, being the south margin of an alley, thence turn an angle of 90 degrees to the right and run in an easterly direction 100 feet to a point, turn thence an angle of 90 degrees to the right and run in a southerly direction a distance of 140 feet to the point of beginning.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Clifton L. Lacey and Wife, Mabel W. Lacey 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 served 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 tanants in common.



P. O. BOX 128 BIRMINGHAM, AL 35201

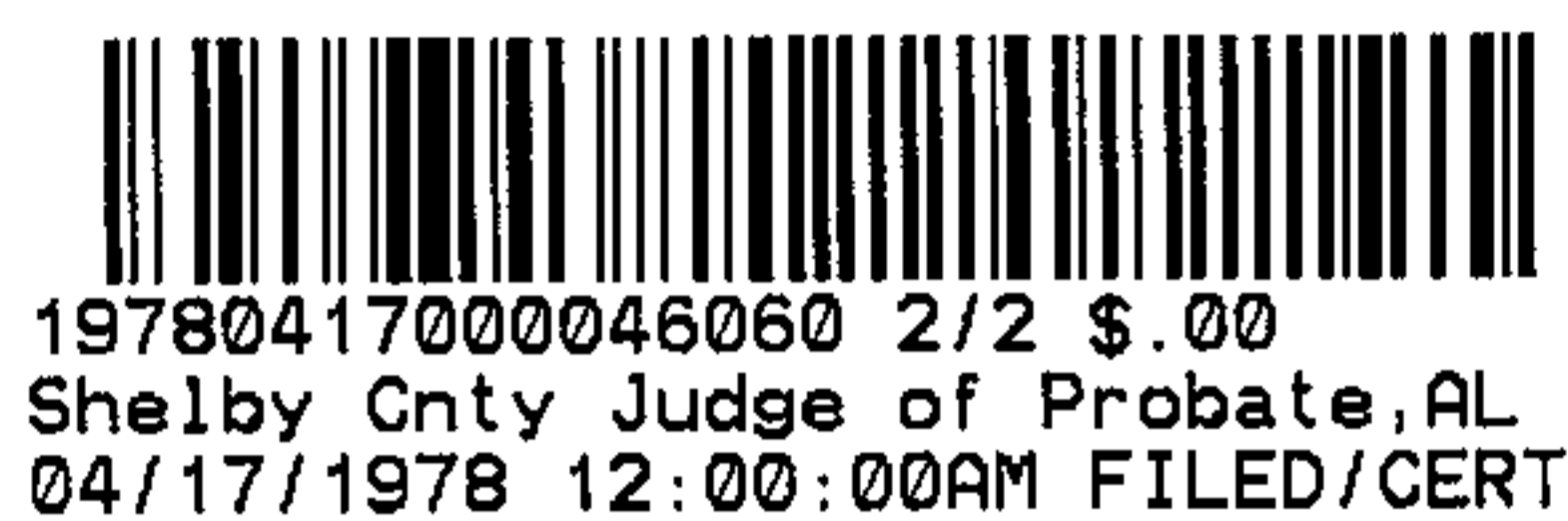
BOOK 311 PAGE 530

IT IS UNDERSTOOD and agreed that the grantor acquired said real estate by purchase at foreclosure sale under a mortgage to it. The real estate is conveyed subject to all outstanding rights of redemption, as against such rights of redemption, no covenant of warranty herein contained shall apply.

IN WITNESS WHEREOF, the said Guaranty Savings and Loan Association has caused these presents to be executed by B. R. Bonds, its President, duly authorized thereto on this the 11th day of April, 1978.

GUARANTY SAVINGS AND LOAN ASSOCIATION

BY: B. R. Bonds
Its President



STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Joe Lloyd Davis, a Notary Public in and for said County, in said State, hereby certify that B. R. Bonds, whose name as President of the Guaranty Savings and Loan Association, 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 11th day of April, 1978.

Joe Lloyd Davis
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 APR 17 AM 9 18

Thomas G. Thompson
JUDGE OF PROBATE

See mtg. 376 - 924

Rec. 3.00
Index 1.00
4.00