WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

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State of Alabama
Shelby County

Know All Men By These Presents,

912

That in consideration of Six Thousand and No/100 ($6000.00) - - - - - - - **DOLLARS**

to the undersigned grantor Harold Miller and wife, Judy Miller

in hand paid by James Hampton and wife, Janice Hampton or
C. R. Sanders and wife, Lockey Mae Sanders

the receipt whereof is acknowledged we **the said** Harold Miller and wife, Judy Miller

do **grant, bargain, sell and convey unto the said** James Hampton and wife, Janice Hampton or
C. R. Sanders and wife, Lockey Mae Sanders

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

Shelby **County, Alabama, to-wit:**

Parcel 3

From the NE Corner of the SW¼ of the SE¼ of Section 3, T-19-S, R-2-E, run Southwardly along the East line of said ¼ - ¼ a distance of 527.12 feet to the point of beginning; thence continue in a straight line along the East line of said ¼ - ¼ a distance of 131.06 feet, thence Right 90°20' a distance of 422.79 feet; thence right 89°40' a distance of 206.06 feet; thence Right 90°20' a distance of 382.79 feet, thence Right 89°40' a distance of 75.00 feet; thence Left 90°20' a distance of 40 feet to the point of beginning of the property herein described.

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19790620000076960 1/2 $.00
Shelby Cnty Judge of Probate,AL
06/20/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said James Hampton and wife, Janice Hampton or
C. R. Sanders and wife, Lockey Mae Sanders

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** us **and for** our **heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that** we are **lawfully seized in fee simple of said premises; that they are free from all encumbrances;**

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 24 **day of** May, 1979

WITNESSES:

Harold Miller (Seal.)
Harold Miller

Judy Miller (Seal.)
Judy Miller

(Seal.)

(Seal.)

James Hampton
P.O. Box - 62

Harold Miller and wife, Judy

Miller

TO

James Hampton and wife, Janice Hampton or C. R. Sanders and wife, Lockey Mae Sanders

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 recorded in Volume ..... of Deeds at page ....., and examined.

..... Judge of Probate.

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State of Alabama

Shelby COUNTY

I, Edgar M. Finn, a Notary Public in and for said County, in said State, hereby certify that Harold Miller and wife, Judy Miller 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 24 day of May 19 79

Edgar M. Finn As Notary Public

State of

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named 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 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 day of 19

..... As Notary Public

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
1979 JUN 20 AM 11:46

Abs & tax 6.00
Rec. 4.00
Ind 1.00
11.00

JUDGE OF PROBATE

19790620000076960 2/2 $.00
Shelby Cnty Judge of Probate,AL
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