

1053

(Name) Belford F. Peters
204 Lyles Drive
(Address) Odenville, Ala. 35120

This instrument was prepared by

(Name) Belford F. Peters
(Address) _____

Form 1-14 Rev. 6/83
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100 ----- (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Belford F. Peters and wife, Edna T. Peters

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

Belford F. Peters and wife, Edna T. Peters

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot No. 6, in Block No. 10, of Pine Grove Camp, according to the Survey of the Second Addition to Pine Grove Camp, dated September 21, 1959, made by Frank W. Wheeler, Registered Land Surveyor, a map of which is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, and being a part of the SE-1/4 of the SE-1/4 of Section 12, Township 24, Range 15 East, Shelby County, Alabama, EXCEPT mineral and mining rights.
ALSO, EXCEPTING those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52, Page 176, in the Office of the Judge of Probate of Shelby County, Alabama;
ALSO, subject to power line permits to Alabama Power Company.

Belford F. Peters is the surviving grantee in that certain deed recorded in Deed Book 327, Page 447, the other grantee, Norma R. Peters, having died on or about the 19th day of September, 1982.

This deed is for the purpose of granting joint tenancy with right of survivor in the present owners of said property.

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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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(s) and seal(s), this _____

day of STATE OF ALA. SHELBY CO. 84

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

Rec'd MAR 20 1984 MAR 20 PM 3:28 (Seal)
Rec 1.50
Ind 1.00
3.00 (Seal)
CLERK OF COURTS (Seal)

x Belford F. Peters (Seal)
x Edna T. Peters (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Belford F. Peters and wife, Edna T. Peters 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 16th day of March A. D., 19 84
Opal Jean Steyer
My Commission Expires 4-11-85 Notary Public.