

This instrument was prepared by

# HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

\$ 3000.00

## WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars and other good and  
valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

J.T. Beale and wife, Ruth G. Beale

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Jim R. Sanders

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lots 15 and 16 in Block 107, according to J.H. Dunstan's map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

Subject to restrictions of record in Volume Deed Book 217, Page 360, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 097 PAGE 252

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

1986 OCT 27 AM 10:20

J. R. Harrison, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 300  
2. Mtg. Tax 250  
3. Recording Fee 100  
4. Indexing Fee 650  
TOTAL 650

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th  
day of October, 19 86.

\_\_\_\_\_(SEAL) J. T. Beale \_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL) Ruth G. Beale \_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned  
in said State, hereby certify that

J.T. Beale and wife, Ruth G. Beale

Whose name(s) 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 14th day of October

20.84.346

Calera, Ala.  
35040

Bonita J. Davidson  
Notary Public

