

send notice to: Charles R. Donaldson

1829 Tecumseh Trail

Pelham, AL 35124

This instrument was prepared by

(Name) Wallis & Jones FILE 020-87  
Suite 107, 1009 Montgomery Hwy, South  
(Address) Birmingham, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$37,000.00)

That in consideration of Thirty Seven Thousand Dollars & no/100----- DOLLARS

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

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

Charles R. Donaldson & Virginia R. Donaldson

(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 26, according to the survey of Indian Hills First Sector as recorded in Map book 4, page 81, in the Probate office of Shelby County, Alabama.

Miner and Mining rights are hereby excepted

Subject to all easements, restrictions and rights of way of record and current year ad valorem taxes.

That certain mortgage from Sam H. Dorcheus and wife Ruby Dorcheus to Jefferson Federal Savings and Loan Association, recorded in Volume 368, page 215 in the Probate Office of Shelby County, which Grantee agrees to assume and pay.

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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, I have hereunto set my hand(s) and seal(s), this 9th day of February, 19 87.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

*Samuel H. Dorcheus, executor* (Seal)  
Samuel H. Dorcheus, Executor of  
the Estate of Ruby R. Dorcheus (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19 \_\_\_\_\_

State of Alabama

Jefferson County

I, the undersigned, a notary public, in and for said County in said State, hereby certify that Samuel H. Dorcheus, Executor for Estate of Ruby Dorcheus, deceased, 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, in his capacity as such Executor, executed the same voluntarily on this day the same bears date.

Given under my hand this the 9th day of February, 1987.

*Martha B. [Signature]*  
My commission expires 8/28/90

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

1987 FEB 12 PM 12:59

*Thomas A. [Signature]*  
JUDGE OF PROBATE

1. Deed Tax	37.00
2. [unclear]	---
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	43.00

SCOT... 620-87

Return to: WALLIS & JONES  
ATTORNEYS AT LAW

SUITE 107, COLLETT CENTER  
1009 MONTGOMERY HWY, SO.  
VESTAVIA HILLS, AL 35216

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET  
BIRMINGHAM, ALABAMA 35203

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