

1500
SEND TAX NOTICE TO:

(Name) Beatrice Saunderson and
Robert V. Saunderson
(Address) P.O. Box 92
Wilton, Alabama 35187

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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 ONE DOLLAR & other good and valuable consideration DOLLARS

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

Beatrice Saunderson, an unmarried woman

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

Beatrice Saunderson and son, Robert V. Saunderson

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

Shelby

County, Alabama to-wit:

A certain lot in the Town of Wilton, Alabama, upon which is situated a shop building known as the Wilton Machine Shop, and which lot is particularly described as follows: Beginning on the East side of the Street East of the right of way of the Southern Railway formerly the East Tennessee Virginia and Georgia Railroad, and running parallel with said Right of way, which point is 300 feet East of said Right of way line, and 178 feet Northeast of the Northwest corner of the lot heretofore known as and called the R. O. Camp lot, and 98 feet Northeast of the Northwest corner of the lot hereafter known as and called the E. S. Ambrose lot, and from said beginning point run Northeast, along the line of said street, 22 feet, thence Eastward, perpendicular to said street 80 feet, thence Southwest, parallel with said street 22 feet, and thence Northwest, perpendicular to said street, 80 feet to the point of beginning on the East side of said street.

Also, House and Lot No. 8, Block 4, as per Bozeman's map of Wilton, Alabama, Camp's Add. Commence on East side of Montevallo and Centerville Road 80 feet; from Camp lot; 300 feet East of Southern R. R. R/W; thence along East side of road 120 feet East 102 ft., South 153 feet, West 185 feet, and in NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 9, Township 24, Range 12 East.

The intent of this deed is to create a joint tenancy with right of survivorship of grantor's interest in the above described property. C. G. Saunderson died on November 25, 1963, while married to grantor.

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

day of July, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beatrice Saunderson whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, A.D., 1994.

Lamie Brasher
Notary Public.

Beatrice Saunderson (Seal)
(Beatrice Saunderson)
Inst # 1994-21060
07705/1994-21060 (Seal)
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE (Seal)
001 MCD 9.00