

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

5071 See Mt 7 319-224
1200 lw
19710923000000030 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/23/1971 11:03:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Twenty-two Thousand Five Hundred and No/100 (\$22,500.00)-----DOLLARS
to the undersigned grantor, Cardinal Enterprises, Inc.
a corporation, in hand paid by Gerald N. Vaccaro and wife, Diann S. Vaccaro,
the receipt whereof is acknowledged, the said Cardinal Enterprises, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Gerald N. Vaccaro and wife,
Diann S. Vaccaro,

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 1, in Block 3, according to the Survey of Oak Mountain Estates as
recorded in Map Book 5, Page 57, in the Office of the Judge of Probate of
Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO:

1. Current taxes.
2. Restrictions recorded in Book 263, page 350, which contain no rever-
sionary clause.
3. A 30 foot building set back line as shown by record plat from Cooper
Road to Creekview Lane.
4. Transmission line permit to Alabama Power Co. & Southern Bell Telephone
& Telegraph Co. recorded in Deed Book 265, page 223.
5. Restriction set forth in paragraph one of (a-d) inclusive in contract
dated April 30, 1970, by and between Coy M. Cooper as Trustee and Billy
D. Eddleman, referred to in deed recorded in Deed Book 263, page 335,
which contains no reversionary clause.
6. Utility easement across northeast side of lot as shown on recorded map.
\$21,300.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Gerald N. Vaccaro and wife, Diann S. Vaccaro,
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 said Cardinal Enterprises, Inc. does for itself, its successors

and assigns, covenant with said Gerald N. Vaccaro and wife, Diann S. Vaccaro, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said Gerald N. Vaccaro and wife, Diann S. Vaccaro,
their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Cardinal Enterprises, Inc.

signature by J. M. Andrews has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 9th day of September, 1971.

CARDINAL ENTERPRISES, INC.

By J. M. Andrews
J. M. Andrews XXXX Vice President

ATTEST:

Secretary.

BOOK 270 PAGE 127

BEVERLY, SPANGLER, FARMERSON & COOM
620 North 22nd Street
BIRMINGHAM, ALA. 35203

TO

CORPORATION

WARRANTY DEED

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 re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

1-52



19710923000000030 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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State of Alabama

SHELBY

COUNTY;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that J. M. Andrews
whose name as President of the Cardinal Enterprises, Inc.,
a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9th day of September, 1971.

Laurie S. Cantrell

Notary Public

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 SEP 23 AM 11:03
Need def 1-52

821 PAGE 020 BOOK