

THIS INSTRUMENT PREPARED BY:

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

See Mtg 320 - 473

6664

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
Thirty Thousand, Five Hundred and No/100-----Dollars

to the undersigned grantor, Cardinal Enterprises, Inc.
a corporation, in hand paid by John Michael Metrock and Nova L. Metrock
the receipt whereof is acknowledged, the said

Cardinal Enterprises, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

John Michael Metrock and Nova L. Metrock
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Navajo Hills, Third Sector, as recorded in Map
Book 5, Page 56, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Restrictions in Deed Book 263, Page 231 and
amended by instrument recorded in Deed Book 268, Page 561; (3) A 35 foot building
set back line from Arrowhead Trail and Navajo Trail as shown by record plat;
(4) A 10 foot utility easement across the East side of subject property as shown by
record plat.

\$30,500.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

1972010500000540 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/05/1972 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said John Michael Metrock and Nova L. Metrock
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 John Michael Metrock and Nova L. Metrock, 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 John Michael Metrock and Nova L. Metrock, 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 27th day of December, 1971.

CARDINAL ENTERPRISES, INC.

By J. M. Andrews
J. M. Andrews, President

ATTEST:

Secretary.

BOOK 271 PAGE 783

BEARINGS, SHAW CO. BIRMINGHAM 35203
620 North 22nd Street
BIRMINGHAM, ALA. 35203

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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.

1.95

State of Alabama

JEFFERSON 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 27th day of December, 1971.

Louise S. Cantrell

Notary Public



19720105000000540 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/05/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY THIS
INSTRUMENT WAS FILED
1972 JAN -5 PM 9:51
U.C.O. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
JUDGE OF PROBATE