

THIS INSTRUMENT PREPARED BY:

NAME: Jack R. Thompson, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

3608

3160

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

See Mtg 352-797

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty three thousand nine hundred and no/100-----Dollars

to the undersigned grantor, J & D Wallcovering, Inc.

a corporation, in hand paid by Aurbin Ray McCay, Jr. and wife, Gennett McCay
the receipt whereof is acknowledged, the said J & D Wallcovering, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Aurbin Ray McCay, Jr. and wife,
Gennett McCay

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 1, according to Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended
map of Ivanhoe, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby
County, Alabama. Situated in Shelby County, Alabama

SUBJECT TO: (1) Current taxes (2) Restrictive covenants and conditions filed for record on
September 16, 1975, in Misc. Book 12, Page 646 (3) 35-foot building set back line from
Ivanhoe Lane (4) 10-foot utility easement across North side of said lot as shown on recorded
map of said subdivision (5) transmission line permits to Alabama Power Company recorded
in Deed Book 103, Page 171, and Deed Book 220, Page 46, in Probate Office (6) Permit to
South Central Bell Telephone Company recorded in Deed Book 294, Page 581, and permit to
Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in
Deed Book 295, Page 847, in Probate Office

The purchase price recited above was paid from mortgage loan closed simultaneously here-
with.



19760329000027140 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/29/1976 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Aurbin Ray McCay, Jr. and wife, Gennett McCay
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 J & D Wallcovering, Inc. does for itself, its successors
and assigns, covenant with said Aurbin Ray McCay, Jr. and wife, Gennett McCay and 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 Aurbin Ray McCay, Jr. and wife, Gennett McCay
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

J & D Wallcovering, Inc.

signature by Johnny D. Gandy

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 11th day of March, 1976

has hereunto set its
its Sec. ~~President~~

ATTEST:

J & D WALLCOVERING, INC.

By

Johnny D. Gandy

Vice President

Secretary.

003M, ROBERTSON, GROHEMAYNE & THOMPSON
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

3.00
1.00
4.50
4.00

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

AGENTS FOR
LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street Birmingham, Ala.

State of Alabama
JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Johnny O'Grady whose name as Secretary ~~President~~ of the J & D Wallcovering, 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 11th day of March, 1976

Yach Thompson
Notary Public

19760329000027140 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/29/1976 01:00:00 AM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY,

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Johnny O'Grady, whose name as Secretary of J. & D. Wallcovering, 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 18th day of March, 1976.

Yach Thompson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 MAR 15 AM 7:46
Need \$4.50
Conrad Johnson
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 MAR 29 AM 8:57
Conrad Johnson
JUDGE OF PROBATE

BOOK 297 PAGE 520
BOOK 297 PAGE 718