

682

CORPORATION WARRANTY DEED
(Survivorship)

6800

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One Hundred (100.00) Dollars and other good and valuable considerations to the undersigned Grantor,

INTERNATIONAL FINANCE COMPANY, INC., a
Corporation,

in hand paid by

C. B. SYDES and wife, IMA M. SYDES,

the receipt whereof is hereby acknowledged, the said

INTERNATIONAL FINANCE COMPANY, INC., a
Corporation,

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

C. B. SYDES and IMA M. SYDES

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

All of that part of the S 1/2 of the NW 1/4 of Section 28, Township 21 South, Range 3 West, lying East of the right-of-way of the Montevallo-Elyton public road containing 60 acres, less right-of-way to Cahaba Coal Mining Company recorded in Deed Book 12, on Page 64 in the Office of the Judge of Probate of Shelby County, Alabama, dated June 14, 1889, and transmission line permit dated March 12, 1935, to Alabama Power Company, recorded in Deed Book 98 on Page 260 in the Office of the Judge of Probate of Shelby County, Alabama. SUBJECT to a first mortgage in favor of American Life Insurance Company of Birmingham, Alabama, which the Grantees herein assume and agree to pay. (*mtg 225 Page 65*)

TO HAVE AND TO HOLD unto the said C. B. SYDES and IMA M. SYDES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the Grantor 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 INTERNATIONAL FINANCE COMPANY, INC., a Corporation, does for itself, its successors and assigns, covenant with said C. B. SYDES and IMA M. SYDES, 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 C. B. SYDES and IMA M. SYDES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said INTERNATIONAL FINANCE COMPANY, INC., a Corporation, has hereunto set its signature by C. B. SYDES, Its President, who is duly authorized, and has caused the same to be attested by Its Secretary, on this the 28th day of October, 1959.

ATTEST:

INTERNATIONAL FINANCE COMPANY, INC.

Ima M. Sydes By C. B. Sydes
Secretary. President.

STATE OF ALABAMA)
COUNTY OF Jefferson)
J. H. R. Ingram

I, J. H. R. Ingram,

a Notary Public in and for said County in said State, hereby certify that C. B. Sydes, whose name as President of the International Finance Company, Inc., a Corporation, 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 within 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 28th day of October, 1959.

J. H. R. Ingram
Notary Public
My Commission Expires: 4-15-61

We, The Undersigned Three Persons Do Hereby Certify That:

We constitute all of the Board of Directors, all of the Officers, and are the owners of all of the capital stock, of International Finance Company, Inc., and that the above and foregoing Deed was executed

pursuant to the unanimous approval of the Board of Directors in a special meeting called for the purpose of authorizing the execution of said Deed and that after ten (10) days' notice of a special stockholders meeting, in writing, called for the purpose of authorizing the execution of said Deed, we, the said Stockholders, unanimously authorized the execution of the said foregoing Deed and we do hereby ratify, confirm, and approve the execution of the said foregoing Deed.

This the 28 day of October, 1959.

[Signature]
[Signature]
[Signature]

FILED 16 NOVEMBER 1959



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 16 day of Nov 19 59 at 8 o'clock P. M. and recorded in deed Record 206 at page 11, and the Mortgage Tax and Deed Tax 2.00 has been paid.

[Signature]
Judge of Probate