

NAME: Charles A. J. Beavers

328✓

ADDRESS: 2010 City Federal Bldg., Birmingham, Ala.1.00 Min. Woe
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 Three Thousand Five Hundred and no/100 Dollars

to the undersigned grantor, Cahaba Mines, Inc.

a corporation, in hand paid by Paul L. Maniscalco and wife, Constance L. Maniscalco the receipt whereof is acknowledged, the said Cahaba Mines, Inc., a corporation

does by these presents, grant, bargain, sell, and convey unto the said Paul L. Maniscalco and wife, Constance L. Maniscalco

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

Lot 20, in Block 2, according to the map and plat of Indian Valley, First Sector, map of which is filed of record in Map Book 5, at page 43, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

Subject to:

1. Taxes due in the year 1969, a lien but not yet payable.
2. Easements to Alabama Power Company in Vol. 102, Page 55, Vol. 111, Page 266, Vol. 119, Page 297, and Vol. 129, Page 565.
3. Building set back line of 35' from Moss Rock Road and Indian Valley Road as shown on record plat.
4. Easement 7½ feet in width along the Westerly property line.
5. Subject to restrictions of record, as recorded in Book 258, Page 257 office Judge of Probate, Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said Paul L. Maniscalco and wife, Constance L. Maniscalco 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 Cahaba Mines, Inc. does for itself, its successors

and assigns, covenant with said Paul L. Maniscalco and wife, Constance L. Maniscalco, 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 Paul L. Maniscalco and wife, Constance L. Maniscalco, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Cahaba Mines, Inc.

signature by Wm. K. Murray has hereunto set its
~~By James Murray~~ its Vice-President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 23rd. day of June, 1969.

CAHABA MINES, INC.

By [Signature]
Vice President

ATTEST:

Secretary.

BOOK 258 PAGE 518

Jones August 1969

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.

350
145
495

State of Alabama

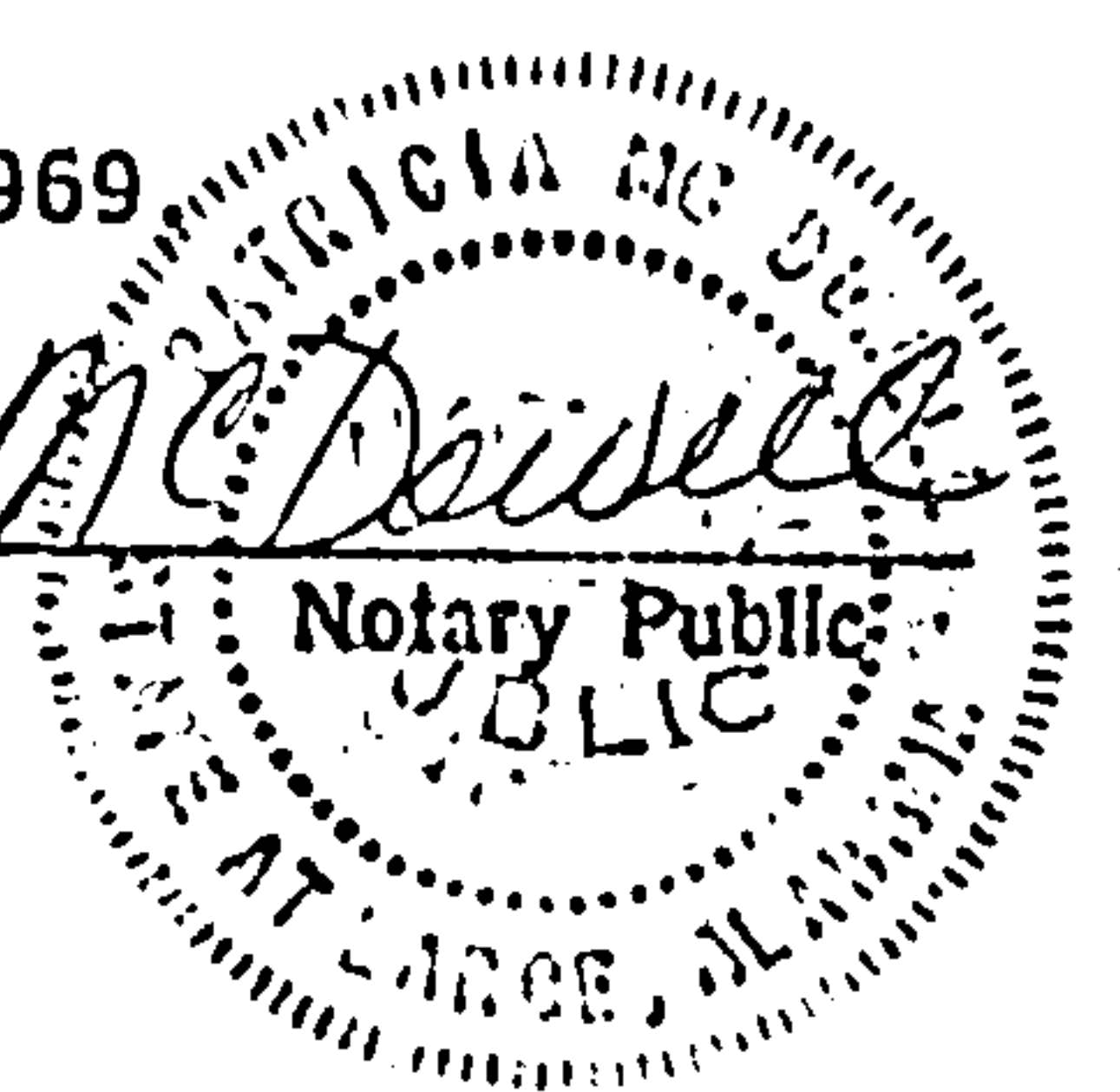
JEFFERSON COUNTY,

I, the undersigned **Patricia McDowell**, a Notary Public in and for said
county in said state, hereby certify that ~~J. K. Murray~~ **Wm. K. Murray**
whose name as ~~Wm. K. Murray~~ President of the Cahaba Mines, 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 23rd. day of June, 1969

Patricia McDowell

My Commission Expires 6-14-70



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed *3:12*
1969 JUL -9 AM 9:16
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Smith
JUDGE OF PROBATE