

NAME: Charles A. J. Beavers

3286

ADDRESS: 2010 City Federal Bldg., Birmingham, Ala.

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 Frank J. Lorino and wife, Rosalie L. Lorino

the receipt whereof is acknowledged, the said Cahaba Mines, Inc., a corporation

does by these presents, grant, bargain, sell, and convey unto the said Frank J. Lorino and wife,
Rosalie L. Lorino

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

Shelby

County, Alabama, to-wit:

Lot 6, 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 Co. in Vol. 102, Page 55, Vol. 111, Page 266, Vol. 119, Page 297, and Vol. 129, Page 565.
3. A front 35' building set back line as shown by recorded plat.
4. Easement over the rear 7½ feet of subject property as shown on recorded plat.
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 Frank J. Lorino and wife, Rosalie L. Lorino 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 Frank J. Lorino and wife, Rosalie L. Lorino, 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 Frank J. Lorino and wife, Rosalie L. Lorino, 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
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.

ATTEST:

[Signature]
Secretary.

CAHABA MINES, INC.

By *[Signature]*
Vice-President

JONES, PROBST & TOPAZI
ATTORNEYS AT LAW

SUITE 1532
2121 6TH AVENUE NO.
BIRMINGHAM, ALABAMA
PHONE 323-0348
GERALD S. TOPAZI
REA. 871-5248

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.

5.60
1.45
4.95

State of Alabama

JEFFERSON

COUNTY;

I, the undersigned **Patricia McDowell**, a Notary Public in and for said
county in said state, hereby certify that ~~Wm. K. Murray~~ **Wm. K. Murray**
whose name as ~~Vice~~ 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

Notary Public

My Commission Expires 8-14-70

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
filed & paid 3.50
1969 JUL -9 AM 9:16
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIDENTIAL
JUDGE OF PROBATE

155

PAGE

258

BOOK