

THIS INSTRUMENT PREPARED BY:

NAME: _____

ADDRESS: _____

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

Seventeen Thousand Six Hundred and No/100 Dollars (\$17,600.00)

to the undersigned grantor, Magic City Contracting Company

a corporation, in hand paid by Robert G. Edwards and wife, Betty Jane Edwards
the receipt whereof is acknowledged, the said Magic City Contracting Company

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

Robert G. Edwards and wife, Betty Jane Edwards
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 5, according to Farris Subdivision, Calera, Alabama, as
recorded in Map Book 3, on Page 126, in the Probate Office of
Shelby County, Alabama.

Subject to easements and restrictions of record.

\$17,450.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert G. Edwards and wife, Betty Jane Edwards
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 Magic City Contracting Company does for itself, its successors
and assigns, covenant with said Robert G. Edwards and wife, Betty Jane Edwards, 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 Robert G. Edwards and wife, Betty Jane Edwards, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Magic City Contracting Company

signature by Charles R. Byrd has hereunto set its
who is duly authorized, and has caused the same to be attested by its ~~President~~ Vice
President on this 24 day of November, 1970

MAGIC CITY CONTRACTING COMPANY

By Charles R. Byrd
President

ATTEST:

Richard Byrd Jr.
Vice President

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BOOK 205 PAGE

ST. R. ROBERTSON and JACKSON
1300 City National Bank Bldg.
Birmingham, Alabama

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 50, and examined.
145

195 Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

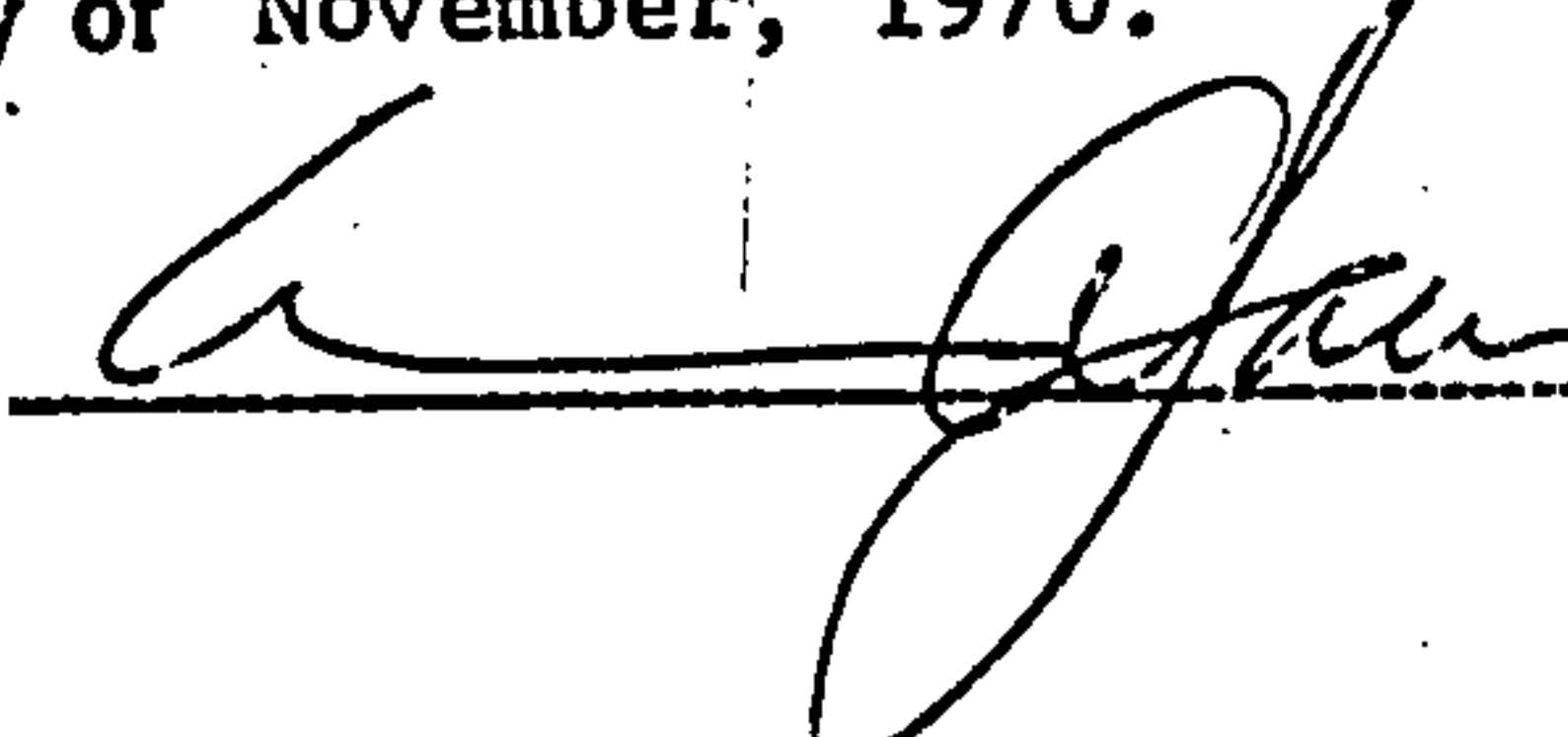
615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that Charles R. Byrd
whose name as President of the Magic City Contracting Company
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 24 day of November, 1970.


Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed 11-24-70
1970 NOV 25 AM 11:34
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conceded
JUDGE OF PROBATE