

THIS INSTRUMENT PREPARED BY:

NAME: John C. Hensley

ADDRESS: 524 North 21st Street, B'ham, Alabama

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 Twenty-One Thousand One Hundred - - - - - (\$21,100.00) - - - - - and NO/100 DOLLARS

to the undersigned grantor, Cahaba Valley Homes, Inc.,
a corporation, in hand paid by James M. Brown and wife, Betty J. Brown
the receipt whereof is acknowledged, the said Cahaba Valley Homes, Inc.,

does by these presents, grant, bargain, sell, and convey unto the said James M. Brown and wife, Betty J. Brown
as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the NW 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, run Southerly along the East boundary line of said 1/4 Section for 250.0 feet; thence turn an angle of 91° 13' 39" to the right and run Westerly for 425.0 feet to the point of beginning of the land herein described; thence continue along the last said course for 100.0 feet; thence turn an angle of 91° 13' 39" to the left and run Southerly 200.0 feet; thence turn an angle of 88° 46' 21" to the left and run Easterly 100.0 feet; thence turn an angle of 91° 13' 39" to the left and run Northerly 200.0 feet to the point of beginning, this land being 0.459 acres, more or less, and being a part of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West. Minerals and mining rights excepted.

\$21,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James M. Brown and wife, Betty J. Brown 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 Valley Homes, Inc., does for itself, its successors and assigns, covenant with said James M. Brown and wife, Betty J. Brown, 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 James M. Brown and wife, Betty J. Brown, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Cahaba Valley Homes, Inc.,

signature by Billy D. Eddleman has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 2nd day of December 1970.

ATTEST:

Secretary.

By Billy D. Eddleman
President



19701229000000790 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1970 08:58:00 AM FILED/CERT

BOOK 205 PAGE 430

215 North 21st Street
P. O. Box 10481
Birmingham, AL 35202

TO

150
145
175

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.



19701229000000790 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1970 08:58:00 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 Billy D. Eddleman
whose name as President of the Cahaba Valley Homes, 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 2nd day of December 1970.

John C. Hensley
Notary Public

STATE OF ALA. SHILLBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC 29 AM 8:58
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conc. M. Hensley
JUDGE OF PROBATE