

THIS INSTRUMENT WAS PREPARED BY:

(Name) John C. Hensley

(Address) 524 No. 21st St., B'ham, Ala. LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

CORPORATION WARRANTY DEED—JOINT WITH RIGHT OF SURVIVORSHIP

see mtg 3/6 - 4/2

State of Alabama

Shelby

County

Know All Men By These Presents.

That for and in consideration of Eighteen Thousand One Hundred - - - - - and NO/100 DOLLARS

to the undersigned grantor,

Shelby Enterprises, Inc.,

a corporation, in hand paid by

Charles D. Kent and wife, Wanda Kay Kent

the receipt whereof is acknowledged, the said

Shelby Enterprises, Inc.,

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

Charles D. Kent and wife, Wanda Kay Kent.

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

Shelby County, Alabama, to-wit:

A map or plat of a part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 16, Township 19, Range 2 West, and being more particularly described as follows: Commence at the NW corner of said  $\frac{1}{4}$  Section, thence in a Southeasterly direction along the Diagonal line of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  a distance of 349.78 feet to the Southerly right of way line of Valley Dale Road said point being the point of beginning of tract herein described; thence continue along the last named course a distance of 208.00 feet; thence 115 degrees 07 minutes to the right in a Southwesterly direction a distance of 104.00 feet, thence 64 degrees and 53 minutes to the right in a Northwesterly direction a distance of 208.00 feet to the Southerly right of way line of said road, thence 115 degrees 07 minutes to the right in a Northeasterly direction along said right of way a distance of 104.00 feet to the point of beginning.

\$18,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



19710312000009400 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/12/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Charles D. Kent and wife, Wanda Kay Kent 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 Shelby Enterprises, Inc., does for itself, its successors

and assigns, covenant with said

Charles D. Kent and wife, Wanda Kay Kent

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except easements and restrictions of record and current taxes due and payable

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

Charles D. Kent and wife, Wanda Kay Kent, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Shelby Enterprises, Inc.,

has hereunto set its

signature by

Robert K. Fleming

its

President.

who is duly authorized, and has caused the same to be attested by its Secretary, on this 5th day of March 1971.

ATTEST:

Secretary.

By

SHELBY ENTERPRISES, INC.,

Robert K. Fleming

Vice President.

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State of Alabama

Jefferson

County

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Robert K. Fleming, whose name as President of the Shelby Enterprises, 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 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

5th day of March 1971



19710312000009400 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/12/1971 12:00:00 AM FILED/CERT

*John C. Hensley*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 MAR 12 AM 10:39  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Concl. M. Smith  
JUDGE OF PROBATE

BOOK 286 PAGE 591

RETURN TO:  
SHELBY COUNTY ASSOCIATES CO., INC.  
LAWYERS TITLE INS. CORP.  
COLUMBIA, ALA.  
R. by M. Smith 5-2726  
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 FROM  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA