

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.  
620 North 22nd Street  
ADDRESS: Birmingham, Alabama

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY,



19710621000025000 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/21/1971 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
Eighteen Thousand, Seven Hundred and No/100-----Dollars  
to the undersigned grantor, Green Valley Homes, Inc.  
a corporation, in hand paid by Lawrence Edward Taylor and Cyrena D. Taylor  
the receipt whereof is acknowledged, the said Green Valley Homes, Inc.

does by these presents, grant, bargain, sell, and convey unto the said  
Lawrence Edward Taylor and Cyrena D. Taylor  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 7, Second Sector "Fernwood", according to map filed for record in Map Book 5,  
Page 63, in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.  
Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and underlying the  
premises, together with all mining rights and other rights, privileges and immunities  
relating thereto as recorded in Deed Book 48, Page 461; (3) Restrictive covenants  
recorded in Deed Book 265, Page 9; (4) Transmission line permits in favor of Alabama  
Power Company recorded in Deed Book 129, Page 37; Deed Book 178, Page 280; Deed  
Book 188, Page 544; (5) Easement and building line as shown by recorded plat.

\$17,700.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Lawrence Edward Taylor and Cyrena D. Taylor  
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 Green Valley Homes, Inc. does for itself, its successors  
and assigns, covenant with said Lawrence Edward Taylor and Cyrena D. Taylor, 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 Lawrence Edward Taylor and Cyrena D. Taylor, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Green Valley Homes, Inc. has hereunto set its  
signature by Leonard Hultquist, II its Vice President,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 18th day of June, 1971.

GREEN VALLEY HOMES, INC.

By Leonard Hultquist, II  
Its: Vice President

Secretary.

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BOOK ATTEST:



620 North 22nd Street  
BIRMINGHAM, ALABAMA 35203

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.

1.00  
1.45

## State of Alabama

JEFFERSON COUNTY,

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said  
county in said state, hereby certify that \_\_\_\_\_ Leonard Hultquist, II  
whose name as \_\_\_\_\_ Vice President of the GREEN 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 18th day of June, 1971.

*[Signature]*  
Notary Public

19710621000025000 2/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/21/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 JUN 21 AM 9:17  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Done by *[Signature]*  
JUDGE OF PROBATE

624 300 892 X008