

THIS INSTRUMENT PREPARED BY: 4282 *See page 318-407*
250th dn

NAME _____

ADDRESS _____

This Instrument Was Prepared By
WILLIAM A. JACKSON, ATTORNEY
1300 City National Bank
BIRMINGHAM, ALA. 35203

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:
Nineteen Thousand Four Hundred and no/100-----DOLLARS

to the undersigned grantor, MAGIC CITY CONTRACTING COMPANY
a corporation, in hand paid by John M. Cates and Jewell E. Cates
the receipt whereof is acknowledged, the said MAGIC CITY CONTRACTING COMPANY

does by these presents, grant, bargain, sell, and convey unto the said John M. Cates and Jewell E. Cates
as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 27, according to the Survey of Farris Subdivision, Calera, Alabama,
as recorded in Map Book 3, Page 126, in the Office of the Judge of
Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$19,250.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.



19710804000031950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 AUG - 4 AM 10:46
JUDGE OF PROBATE
C. RICHARD BYRD

TO HAVE AND TO HOLD Unto the said John M. Cates and Jewell E. Cates
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 John M. Cates and Jewell E. Cates, 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 John M. Cates and Jewell E. Cates, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Magic City Contracting Company

signature by William W. Byrd has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary
C. Richard Byrd, Jr. on this day of July, 1971. Treasurer.
MAGIC CITY CONTRACTING COMPANY

ATTEST:

C. Richard Byrd, Jr.
Secretary.

By *William W. Byrd*
Vice President

BOOK 269 PAGE 232