

THIS INSTRUMENT PREPARED BY:

150<sup>00</sup> *See mtg 318-531*

NAME: \_\_\_\_\_

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

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 Eight Hundred & no/100-----DOLLARS  
to the undersigned grantor, Magic City Contracting Company, Inc.  
a corporation, in hand paid by Robert W. Reynolds and Marie L. Reynolds  
the receipt whereof is acknowledged, the said  
Magic City Contracting Company, Inc.

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

Robert W. Reynolds and Marie L. Reynolds  
as joint tenants, with right of survivorship, the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

Lot 26, 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.

\$17,650.00 of the purchase price recited above  
was paid from a mortgage loan closed simultaneously  
herewith.

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE  
CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 AUG 17 AM 9:55  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Costly M. J. ...*

TO HAVE AND TO HOLD Unto the said Robert W. Reynolds and wife, Marie L. Reynolds  
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, Inc. does for itself, its successors  
and assigns, covenant with said Robert W. Reynolds and Marie L. Reynolds, 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 W. Reynolds and Marie L. Reynolds,  
their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said  
Magic City Contracting Company, Inc. has hereunto set its  
signature by Chas. R. Byrd its President,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 5 day of August, 1971 its secretary

ATTEST  
ATTEST:

*C. Richard Byrd*  
Secretary.  
SECRETARY

Magic City Contracting Company, Inc.  
By *Charles R. Byrd*  
Vice President

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SPEIR, 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 \_\_\_\_\_, 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.

### State of Alabama

JEFFERSON

COUNTY;

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said  
county in said state, hereby certify that Chas. R. Byrd  
whose name as \_\_\_\_\_ President of the Magic City Contracting Company, 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 5 day of August, 1971.

*Patricia Robertson*  
Notary Public

19710811000032930 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/11/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 AUG 11 AM 9:56

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

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