

THIS INSTRUMENT PREPARED BY: 4282 350"dn

See mtg 318-407

NAME _____

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

ADDRESS: _____ 4633

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.



19710827000035710 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/27/1971 12:00:00 AM FILED/CERT

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

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
its Vice President,

who is duly authorized, and has caused the same to be attested by its Secretary

C. Richard Byrd, Jr. on this 27th day of July, 1971.

Treasurer

MAGIC CITY CONTRACTING COMPANY

ATTEST:

C. Richard Byrd, Jr.
Secretary.

By William W. Byrd
Vice President

SPEIR, ROBERTSON and JACKSON
1800 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 315 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;



19710827000035710 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/27/1971 12:00:00 AM FILED/CERT

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that William W. Byrd
whose name as Vice President of the MAGIC CITY CONTRACTING COMPANY
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 27th day of July, 1971.

Joanne F. Lewis
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Re Recorded
1971 AUG 27 AM 10:15

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

Carol M. Bunker
JUDGE OF PROBATE