

THIS INSTRUMENT PREPARED BY:

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

3300 dw

See Mtg 320 - 527

19720111000001750 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/11/1972 12:00:00 AM FILED/CERT

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
Thirty-two Thousand, Seven Hundred, Fifty and No/100-----Dollars
to the undersigned grantor, Cardinal Enterprises, Inc.
a corporation, in hand paid by Bobby Gene Festavan and Frances Festavan
the receipt whereof is acknowledged, the said

Cardinal Enterprises, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Bobby Gene Festavan and Frances
Festavan

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Navajo Hills, Third Sector, as recorded in Map
Book 5, Page 56, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Easement to Alabama Power Company and
Southern Bell Telephone and Telegraph Company in Deed Book 264, Page 435; (3)
Restrictions in Vol. 263, Page 231 and amended in Deed Book 268, Page 561; (4) A
35 foot building set back line from Arrowhead Trail, as shown by record plat; (5) A
10 foot utility easement across the East side of subject property as shown by record
plat.

\$29,475.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Bobby Gene Festavan and Frances Festavan
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 Cardinal Enterprises, Inc. does for itself, its successors
and assigns, covenant with said Bobby Gene Festavan and Frances Festavan, 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 Bobby Gene Festavan and Frances Festavan, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Cardinal Enterprises, Inc.

signature by J. M. Andrews has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 7th day of January, 1972.

CARDINAL ENTERPRISES, INC.

By

J. M. Andrews

~~Vice President~~

J. M. Andrews, President

ATTEST:

Secretary.

BOOK 271 PAGE 861

BEAVERS, SHANNON, HARRISON & COON
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 3.50, and examined.

145

495 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 J. M. Andrews
whose name as President of the Cardinal Enterprises, 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 7th day of January, 1972.

Loraine S. Carttall

Notary Public

My Commission Expires April 8, 1973.



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U.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
CONFIRMED
JUDG. OF PROBATE

STATE OF ALA. SHELBY CO.
NOTIFY THIS
INSTRUMENT WAS FILED
JAN 17 1972 10:48
JAN 17 1972 3:50

298 PAGE 127 8008