

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers
702 Jeff. Fed'l Bldg.
ADDRESS: Birmingham, Alabama

19720714000034700 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/14/1972 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of --Twenty-seven Thousand Three Hundred Fifty and no/100----(\$27,350.00)-----Dollars

to the undersigned grantor, Scott and Caffee Company, Inc.
a corporation, in hand paid by Ramar Edward Hamilton, Jr. and wife, Pamela K. Hamilton
the receipt whereof is acknowledged, the said Scott and Caffee Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Ramar Edward Hamilton, Jr. and wife, Pamela K. Hamilton

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 12, in Block 4, Oak Mountain Estates, Third Sector, according to Map as
recorded in Map Book 5, on page 83, in the Probate Office of Shelby County,
Alabama.

1. Ad valorem taxes for the current tax year, 1972.
2. Restrictive Covenants and conditions filed for record on 20th day of January, 1972
in Deed Book 272, page 322.
3. 35 foot building set back line from Overhill Drive and Overhill Lane.

\$22,500.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ramar Edward Hamilton, Jr. and wife, Pamela K. Hamilton
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 Scott and Caffee Company, Inc. does for itself, its successors

and assigns, covenant with said Ramar Edward Hamilton, Jr. and wife, Pamela K. Hamilton, 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 Ramar Edward Hamilton, Jr. and wife, Pamela K. Hamilton,
their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Scott and Caffee Company, Inc.

signature by Jerry M. Caffee has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 29th day of June, 1972.

SCOTT AND CAFFEE COMPANY, INC.

ATTEST:

Secretary.

By Jerry M. Caffee
President

ALABAMA, ALA.

5-3826

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.

\$5.00

2.15

7.15



19720714000034700 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/14/1972 12:00:00 AM FILED/CERT

State of Alabama

JEFFERSON

COUNTY;

I, the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that Jerry M. Caffee
whose name as _____ President of the Scott and Caffee 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

day of

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 JUL 14 PM 1:42 \$5.00
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Connel M. Brown
JUDGE OF PROBATE

702 PAGE 275 X009