

State of Alabama

SHELBY

COUNTY;

7400dm
51

326-48

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of -Thirty-nine Thousand Five hundred no/100----(\$ 39,500.00)----Dollars

to the undersigned grantor, Scott & Caffee Co., Inc.
a corporation, in hand paid by A. L. Teague and wife, Carole M. Teague
the receipt whereof is acknowledged, the said Scott & Caffee Co., Inc.

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

A. L. Teague and wife, Carole M. Teague
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

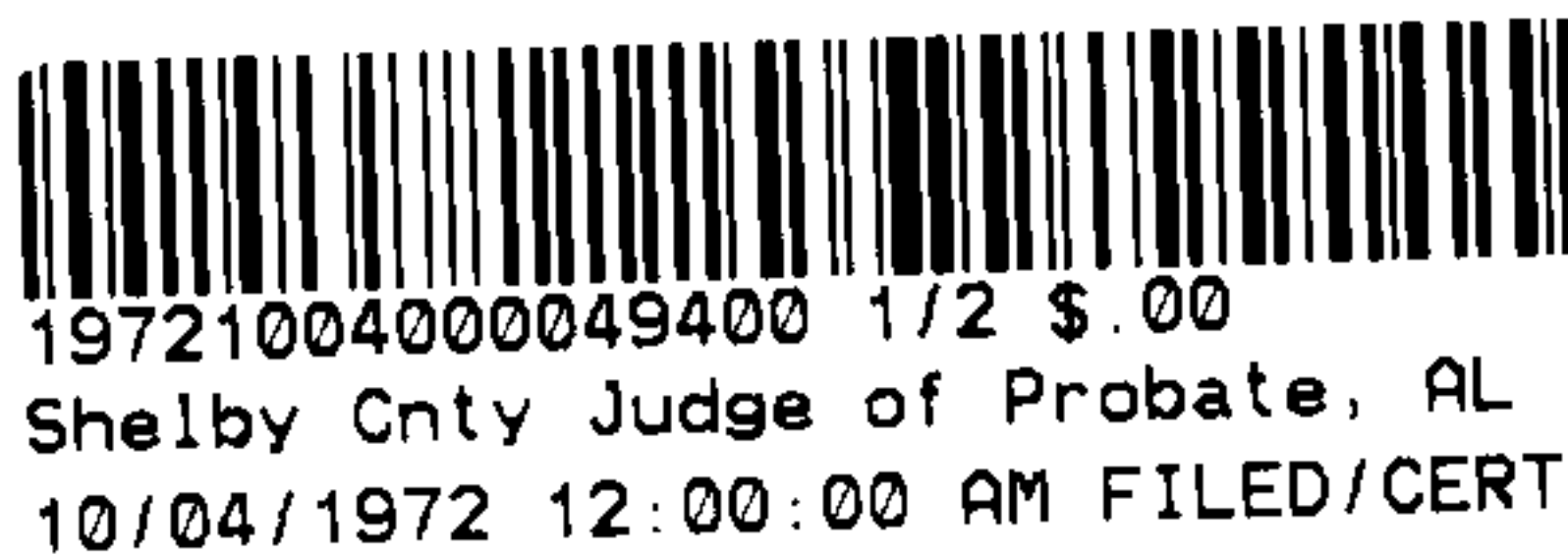
Lot 1, Block 4, according to the Survey of Wooddale as recorded in Map Book 5, page 86
in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 1972.
2. Oil, gas, petroleum and sulphur recorded in Vol. 127, page 140.
3. Right of way to Ala. Power Co. recorded in Vol. 101, page 500; Vol. 101, page 569.
4. Restrictions contained in Vol. 272, page 85.
5. Easement to Ala. Power Co. and Sou. Bell Tele. & Tele. Co. in Vol. 273, page 63.
6. Easement and building line as shown by recorded map.

\$31,600.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

BOOK 276 PAGE 574



TO HAVE AND TO HOLD Unto the said A. L. Teague and wife, Carole M. Teague
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 & Caffee Co., Inc. does for itself, its successors
and assigns, covenant with said A. L. Teague and wife, Carole M. Teague, 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 A. L. Teague and wife, Carole M. Teague, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Scott & Caffee Co., 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, its President,
on this 29th day of September, 1972

SCOTT & CAFFEE CO., INC.

ATTEST:

Secretary.

By

Jerry M. Caffee Vice President



19721004000049400 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/04/1972 12:00:00 AM FILED/CERT

Return to: Jerry M. Caffee

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.

*8.00
8.15*

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 & Caffee Co., 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 29th day of September, 1972.

Linda S. Hallin

Notary Public

U.C.C. FILED
REC. EX. & FILED AS SHORT FORM
Clerk of Probate

Book 246 8.00
19 OCT 1972 2:55

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