

(Name) Richard S. Riley
(Address) 800 John A. Hand Bldg. SPAIN, GILLON, RILEY, TATE & ANSLEY
Birmingham, Ala. 35203
CORPORATION WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

19730228000009660 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/28/1973 12:00:00 AM FILED/CERT

State of Alabama
SHELBY County

Know All Men By These Presents.

See mtg 329-166

That for and in consideration of **Forty-Two Thousand Five Hundred and No/100 Dollars** (\$42,500.00) to the undersigned grantor, **Awtrey Building Corporation** a corporation, in hand paid by **Dennis W. Conover and wife, Valerie J. Conover,** the receipt whereof is acknowledged, the said **Awtrey Building Corporation**

does by these presents, grant, bargain, sell, and convey unto the said **Dennis W. Conover and wife, Valerie J. Conover,** as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:
Lot 10 Block 3 according to Wooddale, First Sector, as recorded in Map Book 5, page 91, in the Probate Office of Shelby County, Alabama;
SUBJECT TO:

1. Taxes due October 1, 1973;
2. Easement and building line on map;
3. Easement to Alabama Power Co. recorded in Vol. 101, page 500; Vol. 101, page 569, in the Probate Office of Shelby County, Alabama;
4. Oil, gas, petroleum and sulphur recorded in Vol. 127, page 140, in said Probate Office;
5. Restrictions contained in Vol. 272, page 85, in said Probate Office;

~~\$38,250.00~~ ^{39,150.00} of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith;

TO HAVE AND TO HOLD Unto the said **Dennis W. Conover and wife, Valerie J. Conover,** 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 **Awtrey Building Corporation** does for itself, its successors and assigns, covenant with said **Dennis W. Conover and wife, Valerie J. Conover,** their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, **except as above noted;** 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 **Dennis W. Conover and wife, Valerie J. Conover,** their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said **Awtrey Building Corporation** has hereunto set its signature by **H. Albert Awtry** its **President,** who is duly authorized, and has caused the same to be attested by its Secretary, on this **26** day of **FEBRUARY**, 1973.

ATTEST:

AWTREY BUILDING CORPORATION

Secretary.

By H. Albert Awtry President.

State of Alabama

JEFFERSON

County



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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that H. Albert Awtrey whose name as President of the Awtrey Building Corporation a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 26 day of February, 1973.

William E. Duncan
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
DEED TAX \$3.00
1973 FEB 28 AM 8:25
U.C.C. FILE NUMBER 9-10
REC. BK. & PAGE AS CHECKED BY
Clerk of Probate

BOOK 278 PAGE 898

Home Federal

TO

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

recorded 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.

350
315
6.65

Judge of Probate.

THIS FORM FROM
SPAIN, GILLON, RILEY, TATE & ANSLEY
BIRMINGHAM, ALABAMA