

This instrument prepared by Charles A. J. Beavers, 702 Jefferson Federal Bldg.
Birmingham, Ala.

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

19730302000011720 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1973 12:00:00 AM FILED/CERT

State of Alabama

SHELBY

COUNTY:

See Map 329-199

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty-two Thousand Five Hundred and no/100 Dollars

to the undersigned grantor, Scott & Caffee Co., Inc.

a corporation, in hand paid by Paul R. Kling and wife, Patsy A. Kling

the receipt whereof is acknowledged, the said Scott & Caffee Co., Inc., a corporation

does by these presents, grant, bargain, sell, and convey unto the said Paul R. Kling and wife, Patsy A. Kling

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

Shelby

County, Alabama, to-wit:

Lot 30, according to the survey of Indian Valley Subdivision, Third Sector, as recorded in Map Book 5, Page 97, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes. 2. Easement and building line as shown by recorded map. 3. Easement to Alabama Power Company recorded in Vol. 102, Page 55; Vol. 119, Page 297, Vol. 107, Page 121; Vol. 102, Page 53; Vol. 103, Page 43; and Vol. 104, Page 213, in the Probate Office of Shelby County, Alabama. 4. Restrictions contained in Misc. Records 1, Page 72, in said Probate Office. 5. Mineral and mining rights and rights incident thereto recorded in Vol. 181, Page 385, in said Probate Office.

\$36,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said Paul R. Kling and wife, Patsy A. Kling, 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 Paul R. Kling and wife, Patsy A. Kling, 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 Paul R. Kling and wife, Patsy A. Kling, 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 28th day of February, 1973.

ATTEST:

Secretary.

SCOTT & CAFFEE CO., INC.

By

Vice President

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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-

Recorded in Volume _____ of Deeds

at page 600, 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.

19730302000011720 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1973 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 & 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 28th day of February, 1973.

Notary Public

[illegible]

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