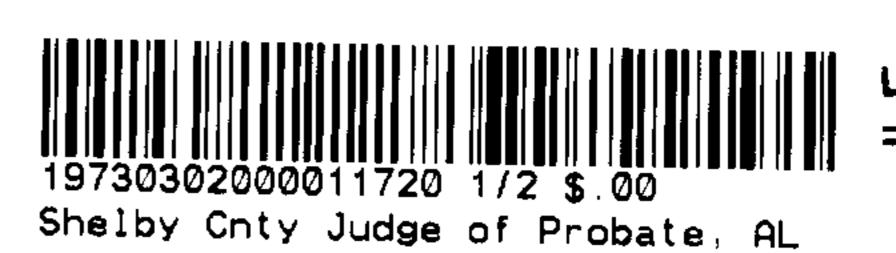
CORPORATION WARRANTY DEED JOINT WITH SURVIVORSHIP

## Alabama Title Co., Inc.



03/02/1973 12:00:00 AM FILED/CERT

## State of Alabama

SHELBY

COUNTY:

Les meg 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.

has hereunto set its

signature by Jerry M. Caffee its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 28th day of February, 1973.

ATTEST:

SCOTT & CAFFEE CO. INC.

By

The President

Secretary.

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COMPANY, INC.  S FOR INSURANCE CO.  Birmingham, Ala.	the we cord on and and surshie	TY DEED County.  Gge of Probate		

## State of Alabama

JEFFERSON

whose name as

COUNTY:

19730302000011720 2/2 \$.00 Shelby Cnty Judge of Probate, AL

03/02/1973 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jerry M. Caffee

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.

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Notary Public

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