


NAME: Charles A. J. Beavers

ADDRESS: 702 Jefferson Federal Building
Birmingham, Alabama 35203


19730313000014070 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/13/1973 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

3827

BIRMINGHAM, ALA

State of Alabama

Shelby

COUNTY;

See neg 329-474

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Thousand Dollars (\$1,000.00) and other good and valuable considerations.

to the undersigned grantor, W. M. Humphries Construction Company, Inc.,
a corporation, in hand paid by Robert G. Baty and wife, Peggy Baty
the receipt whereof is acknowledged, the said W. M. Humphries Construction Company, Inc.,

does by these presents, grant, bargain, sell, and convey unto the said
Robert G. Baty and wife, Peggy Baty

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot No. 62 according to Map of Chandalar South, First Sector,
as recorded in Map Book 5 on page 106 in Probate Office of
Shelby County, Alabama.

Minerals and mining rights excepted.

\$41,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
Subject to the following exceptions:

1. Current taxes.
2. 35 foot building set back line from Chandaway Drive to Chandalar Lane.
3. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto as reserved in Deed Book 276 on page 825 in Probate Office.
4. Restrictive Covenants as to Underground Cables dated 8th Nov. 1972 and recorded in Misc. Book 2 page 707 in Probate Office.
5. Agreement with Alabama Power Company dated 8th Nov. 1972 and recorded in Deed Book 277 Page 471 in Probate Office.
6. Rights of Alabama Power Company as granted by Easement dated 22nd Sept. 1970 and recorded in Deed Book 264 on page 28 in Probate Office.

TO HAVE AND TO HOLD Unto the said Robert G. Baty and wife, Peggy Baty
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 W. M. Humphries Construction Company, Inc., does for itself, its successors and assigns, covenant with said Robert G. Baty and wife, Peggy Baty, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as set forth above; 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 Robert G. Baty and wife, Peggy Baty, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said W. M. Humphries Construction Company, Inc., has hereunto set its signature by W. M. Humphries its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 12 day of March, 1973.

W. M. Humphries Construction Company, Inc.,

ATTEST:

Secretary.

By

President

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 100, and examined.

7.15

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

Jefferson COUNTY;

I, the undersigned

, a Notary Public in and for said

county in said state, hereby certify that W. M. Humphries

whose name as

President of the W. M. Humphries Construction 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 12 day of March, 1973.



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Shelby Cnty Judge of Probate, AL
03/13/1973 12:00:00 AM FILED/CERT

Charles A. Heaven

Notary Public

U.C.C. FILE NO. 1973-03-13-000014070
FILED IN 2100 AS SHOWN

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 MAR 13 PM 9:09
Filed Mar 13 1973