

THIS INSTRUMENT PREPARED BY:

NAME: C. H. Erskine Smith

ADDRESS: 1200 City National Bank Building



19730501000023820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/01/1973 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson **COUNTY;**

950⁰⁰ Sec Mtg-330-539

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Forty-Five Thousand Eight Hundred Sixty-Nine and no/100 -----Dollars
to the undersigned grantor, C. & T. Homebuilders, Inc.
a corporation, in hand paid by John E. Buening, Jr. and wife, Nancy G. Buening
the receipt whereof is acknowledged, the said
C. & T. Homebuilders, Inc.

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

John E. Buening, Jr. and wife, Nancy G. Buening
as joint tenants, with right of survivorship, the following described real estate, situated in
Jefferson County, Alabama, to-wit:

Lot 24, according to 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 easements and restrictions of record.

Mineral and mining rights excepted.

\$36,400.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

May 1 1973 8:30 AM
RECORDED & \$ MTG. TAX
\$ *950* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Cornelia M. Fowler
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said John E. Buening, Jr. and wife, Nancy G. Buening
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 C. & T. Homebuilders, Inc. does for itself, its successors
and assigns, covenant with said John E. Buening, Jr. and wife, Nancy G. Buening, 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 John E. Buening, Jr. and wife, Nancy G. Buening, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said C. & T. Homebuilders, Inc.

signature by H. Reid Crider has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 30th day of April 1973.

Vice President

Secretary.

By

H. Reid Crider

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