

WARRANTY DEED

(Corporation - Survivorship)

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Thirty-Five Thousand Five Hundred and 00/100-----DOLLARS

to the undersigned grantor Scott and Williams Company, Inc., a corporation, in hand paid by Clyde M. Pence and wife, Dorel D. Pence the receipt whereof is acknowledged, the said Scott and Williams Company, Inc.,

a corporation, does by these presents, grant, bargain, sell and convey unto the said Clyde M. Pence and wife, Dorel D. Pence

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

Lot 9, Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, page 107, in the Probate Office of Shelby County, Alabama.

Subject to easements, building line and restrictions of record.

\$28,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19730518000028070 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/18/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD said property unto the said Clyde M. Pence and wife, Dorel D. Pence 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 and Williams Company, Inc., a corporation, does for itself, its successors and assigns,

BOOK 280 PAGE 358

covenant with said Clyde M. Pence and wife, Dorel D. Pence, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current ad valorem taxes and as noted above,

that it has a good right to sell and convey the same as afore-said, and that it will, and its successors and assigns shall warrant and defend the same to the said Clyde M. Pence and wife, Dorel D. Pence heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, on this the 15th day of May, 19 73, the said Scott and Williams Company, Inc.

a corporation, has caused these presents to be executed by its President, who is duly authorized thereto, and the corporate seal to be affixed thereto

19730518000028070 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/18/1973 12:00:00 AM FILED/CERT

By *A.C. Scott*  
President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that

whose name, as President of the

a corporation, signed to the foregoing conveyance, and who are 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 15th day of May, 1973.

*Michael T. Boyd*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1973 MAY 18 AM 9:00  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Conrad M. Fowler*  
JUDGE OF PROBATE

Attorneys

*W. RITCHARD, McCALL & JONES*

*73  
145*

WARRANTY DEED  
(Corporation - Survivorship)

TO  
*Shelby County*  
*Shelby County*