

THIS INSTRUMENT PREPARED BY:

NAME: Charles A J. Beavers
702 Jefferson Federal Bldg.
ADDRESS: Birmingham, Alabama

5445

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

5445

See Mtg 331-242

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of --Forty-nine Thousand Nine Hundred Fifty and no/100-----(\$49,950.00)-----Dollars

to the undersigned grantor, W. M. Humphries Construction Company, Inc.
a corporation, in hand paid by Robert J. Spear and wife, Barbara Spear
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 J. Spear and wife, Barbara Spear

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

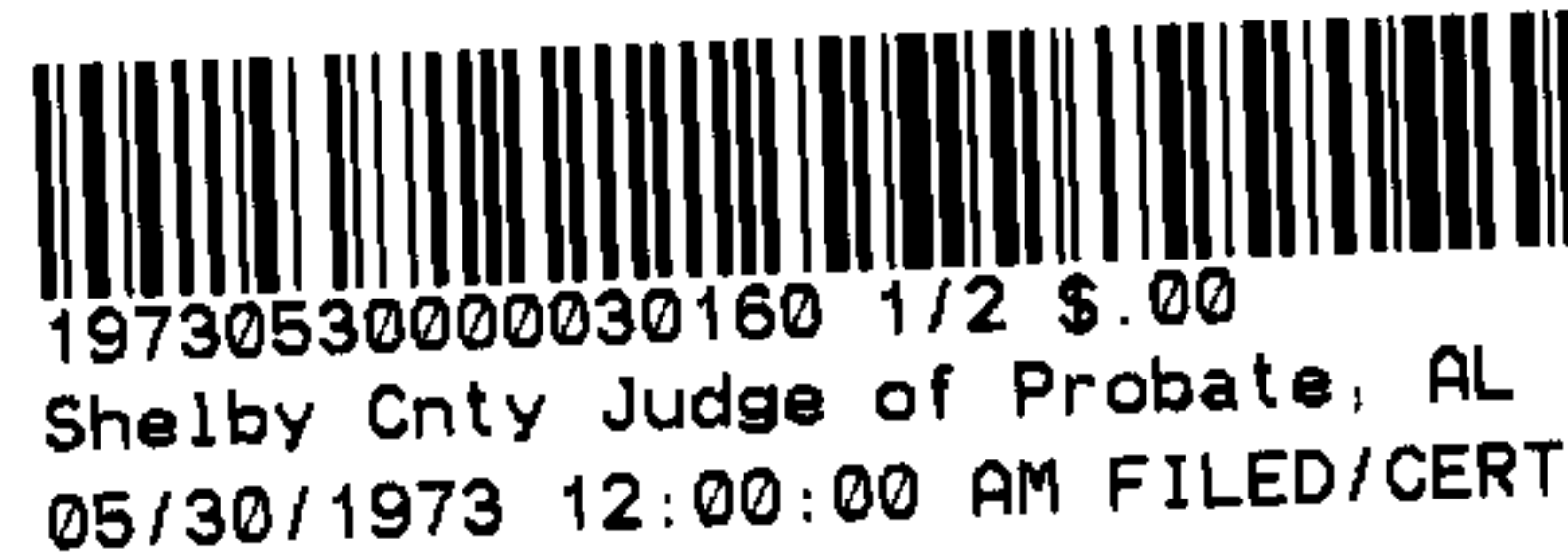
Shelby

County, Alabama, to-wit:

Lot No. 68 according to Map of Chandalar South, First Sector, as recorded in Map Book 5
on page 106 in Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 1973.
2. 35 foot building set back line from Chandalar Lane and Chandalar Circle.
3. Restrictive covenants as to Underground Cables dated Nov. 8, 1972 and recorded in Misc. Book 2, page 707 in said Probate Office.
4. Agreement with Ala. Power Co. dated Nov. 8, 1972 recorded in Deed Book 277, on page 471.



\$44,950.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD Unto the said Robert J. Spear and wife, Barbara Spear

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 J. Spear and wife, Barbara Spear, 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 Robert J. Spear and wife, Barbara Spear, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said W. M. Humphries Construction Company, Inc.

signature by W. M. Humphries

has hereunto set its President,

who is duly authorized, and has caused the same to be attested by its Secretary, on this 23rd day of May, 1973.

W. M. HUMPHRIES CONSTRUCTION COMPANY, INC.

ATTEST:

Secretary.

By W. M. Humphries Vice President

Return to Home Federal S & L
212 North 21st St
Birmingham 35203

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 5.00, and examined.

215

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

19730530000030160 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1973 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 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 23rd day of May, 1973.

Linda M. Hallman
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 MAY 30 AM 9:09
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Cora M. Davidson

8193000 082 BOOK