

THIS INSTRUMENT PREPARED BY:

NAME: J. F. Graham

ADDRESS: P.O. Box 371, Pelham, Alabama



19730601000030740 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/01/1973 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

3061

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of : One and no/100 Dollar and other good and valuable consideration

to the undersigned grantor, J. HARRIS DEVELOPMENT CORPORATION
a corporation, in hand paid by John F. Duke and Patricia Ann Duke
the receipt whereof is acknowledged, the said J. HARRIS DEVELOPMENT CORPORATION

does by these presents, grant, bargain, sell, and convey unto the said John F. Duke and Patricia Ann Duke

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

Lot 5 of Monte Tierra Subdivision, as the same is recorded in Map Book 5 Page 114 in the Office of the Judge of Probate of Shelby County, Alabama.

\$3,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 278 PAGE 641

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 FEB 12 PM 2:31
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said John F. Duke and Patricia Ann Duke 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 J. HARRIS DEVELOPMENT CORPORATION does for itself, its successors and assigns, covenant with said John F. Duke and Patricia Ann Duke, 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 F. Duke and Patricia Ann Duke, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

J. HARRIS DEVELOPMENT CORPORATION

signature by Jack D. Harris

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 30th day of January, 1973

has hereunto set its
its President,

ATTEST:

Mary L. Harris
Secretary.

J. HARRIS DEVELOPMENT CORPORATION

By Jack D. Harris
Jack D. Harris ~~Vice~~ President

TO
J. D. Harris

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 _____, and examined.

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.



19730601000030740 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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State of Alabama

SHELBY COUNTY;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that Jack D. Harris
whose name as President of the J. HARRIS DEVELOPMENT CORPORATION
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 30th day of January, 1973.

J. D. Harris
Notary Public

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STATE OF ALA. SHELBY CO.
1973 FEB 12 PM 2:31
REC. B.R. & PAGE AS SHOWN ABOVE
11.00
Deed Book
INDEXED BY