

NAME: Charles A. J. Beavers  
 702 Jefferson Federal Bldg.  
 ADDRESS: Birmingham, Alabama 35203

19730611000032870 1/2 \$.00  
 Shelby Cnty Judge of Probate, AL  
 06/11/1973 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED  
 JOINT WITH SURVIVORSHIP

# Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON COUNTY;

See Mtg 231-530

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of --Fifty-nine Thousand Nine Hundred Fifty and no/100-----(\$59,950.00)-----Dollars

to the undersigned grantor, W. M. Humphries Construction Company, Inc.  
 a corporation, in hand paid by Robert H. McCary and wife, Patricia H. McCary  
 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 H. McCary and wife, Patricia H. McCary

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

Shelby

County, Alabama, to-wit:

Lot 28 according to Map of Chandalar South, First Sector, as recorded in Map Book 5,  
 on page 106 in the 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.
3. Restrictive Covenants as to underground cables dated November 8, 1972 and recorded in Misc. Book 2, page 707.
4. Agreement with Ala. Power Co. dated November 8, 1972 and recorded in Deed Book 277, page 471.
5. Transmission line permit to Ala. Power Co. dated December 1, 1972 and recorded in Deed Book 278, page 477.

\$43,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 280 PAGE 729

TO HAVE AND TO HOLD Unto the said Robert H. McCary and wife, Patricia H. McCary 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 H. McCary and wife, Patricia H. McCary, 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 H. McCary and wife, Patricia H. McCary, 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  
 who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
 on this 8th day of June, 1973.

W. M. HUMPHRIES CONSTRUCTION COMPANY, INC.

ATTEST:

Secretary.

By

W. M. Humphries

President



1973-70 21 57

W. M. Humphries

Construction Co., Inc.

TO

Robert A. McCarty

W. M. Humphries Construction Co., Inc.

CORPORATION

# WARRANTY DEED

STATE OF ALABAMA, § 23923

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 recorded in Volume \_\_\_\_\_ of Deeds

at page 1700, and examined.

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Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

19730611000032870 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/11/1973 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 8th day of June, 1973.

Linda D. Holliman  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
Rec'd 12:00  
1973 JUN 11 AM 9:47  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conrad M. Bowler  
JUDGE OF PROBATE