

This instrument was prepared by Charles  
A. J. Beavers, 702 Jefferson Federal Bldg.  
Birmingham, Alabama

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

## Alabama Title Co., Inc.

BIRMINGHAM, ALA.

### State of Alabama

JEFFERSON

COUNTY;

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, J. M. Caffee Homebuilders, Inc.  
a corporation, in hand paid by Charles G. Bryan and wife, Marcia C. Bryan  
the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said  
Charles G. Bryan and wife, Marcia C. Bryan

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

Shelby

County, Alabama, to-wit:

Lot 5, according to the Survey of Chandalar South, First Sector, as recorded  
in Plat Book 5, page 106, in the Office of the Judge of Probate of Shelby  
County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 1973.
2. A 35 foot building set back line from Chandcroft Drive.
3. Easements over the Southerly 7.5 ft. of subject property for public  
utilities.
4. Restrictions as to underground cables as set forth in Misc. Book 2, page  
707.
5. Easements and AGreements with Alabama Power Company as recorded in Deed  
Book 277, page 471.
6. Easements to Alabama Power Company recorded in Deed Book 278, page 477.

19730613000033450 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/13/1973 12:00:00 AM FILED/CERT

280 PAGE 772  
BOOK

TO HAVE AND TO HOLD Unto the said Charles G. Bryan and wife, Marcia C. Bryan  
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. M. Caffee Homebuilders, Inc. does for itself, its successors  
and assigns, covenant with said Charles G. Bryan and wife, Marcia C. Bryan, 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 Charles G. Bryan and wife, Marcia C. Bryan, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. M. Caffee Homebuilders, Inc.

signature by Jerry M. Caffee has hereunto set its  
who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
on this 12th day of June, 1973.

ATTEST:

Secretary.

J. M. CAFFEE HOMEBUILDERS, INC.

By Jerry M. Caffee Vice President

Return to: Home Topco  
212 No 21st St

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 500, 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.

19730613000033450 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/13/1973 12:00:00 AM FILED/CERT

State of Alabama

JEFFERSON COUNTY;

I, \_\_\_\_\_, a Notary Public in and for said  
county in said state, hereby certify that Jerry M. Caffee  
whose name as President of the J. M. Caffee Homebuilders, 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 12th day of June, 1973.

*[Signature]*  
Notary Public

OFFICE OF ALA. SHELBY CO.  
RECORDING DEPT.  
INFORMATION WAS FILED.  
Deed Book 500  
1977 JUN 13 AM 10:53  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conrad H. H. H. H.  
JUDGE OF PROBATE

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