

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

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See Mtg 331-877

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Fifty-two Thousand and No/100 (\$52,000.00)-----Dollars
to the undersigned grantor, W. M. Humphries Construction Company, Inc.
a corporation, in hand paid by Michael G. Thomas and wife, Sara J. Thomas,
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

Michael G. Thomas and wife, Sara J. Thomas,
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 61, 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. Current taxes.
2. 35 foot building set back line from Chandalar Lane.
3. Restrictive covenants as to underground cables dated 8th Nov. 1972
and recorded in Misc. Book 2, page 707 in Probate Office.
4. Agreement with Alabama Power Company dated 8th Nov. 1972 and recorded
in Deed Book 277, page 471 in Probate Office.
5. Rights of Alabama Power Company as granted by easement dated 22nd
Sept. 1970 and recorded in Deed Book 264 on page 28 in Probate Office.

\$45,000.00 of the above purchase price was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Michael G. Thomas and wife, Sara J. Thomas,
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 Michael G. Thomas and wife, Sara J. Thomas, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
except as set forth hereinabove, 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 Michael G. Thomas and wife, Sara J. Thomas,
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 its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 20th day of June, 1973.

ATTEST:

W. M. HUMPHRIES CONSTRUCTION COMPANY
INC.

By W. M. Humphries
Vice President

Secretary.

19730622000035670 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/22/1973 12:00:00 AM FILED/CERT

Return to Home Address
Bham

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 100, 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

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 20th day of June, 1973.

Sumita C. Rame
Notary Public

BOOK 281 PAGE 30

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN 22 AM 9:20
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. J. J. J.

19730622000035670 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/22/1973 12:00:00 AM FILED/CERT