

NAME: Charles A. J. BeaversADDRESS: 702 Jefferson Federal BuildingCORPORATION 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-Five Thousand Nine Hundred Fifty and no/100 -----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.
 a corporation, in hand paid by H. Rolfe Jennings and wife, Barbara C. Jennings
 the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

H. Rolfe Jennings and wife, Barbara C. Jennings
 as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 10, Block 2 according to Awtrey and Scott's Addition to Altadena
 South as recorded in Map Book 5, Page 121, in the Probate Office
 of Shelby County, Alabama, amended by Map Book 5, Page 123, in said
 Probate Office.

\$41,355.00 of the purchase price recited above was paid from a
 mortgage loan closed simultaneously herewith.

Subject to:

1. Taxes due in the year 1973 which are a lien but not due and payable
 until October 1st, 1973.

2. Easement and building line as shown by recorded map.

3. Mineral and mining rights and rights incident thereto recorded
 in Volume 4, Page 466 and Volume 5, Page 356, in the Probate Office
 of Shelby County, Alabama

4. Right of way to Alabama Power Company recorded in Volume 102,
 Page 52; Volume 187, Page 377, in said Probate Office.

5. Restrictions contained in Misc. Record 3, Page 468, amended by Misc. Record
 3, Page 873, in said Probate Office.

TO HAVE AND TO HOLD Unto the said H. Rolfe Jennings and wife, Barbara C. Jennings
 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 H. Rolfe Jennings and wife, Barbara C. Jennings
 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 H. Rolfe Jennings and wife, Barbara C.
 Jennings

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
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,

on this 16th day of July

1973.

ATTEST:

Secretary.

Vice President



19730717000040570 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 07/17/1973 12:00:00 AM FILED/CERT

BOOK 281 PAGE 356

4600dw 7209

See MHg 332-464

Return to: Home Federal
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.

175

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 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 16th day of July 1973

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUL 17 AM 8:39
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conceded by J. J. J. J.
JUDGE OF PROBATE

281 PAGE 357
BOOK



19730717000040570 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/17/1973 12:00:00 AM FILED/CERT