

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers

ADDRESS: 702 Jefferson Federal Building

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

19730730000042800 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/30/1973 12:00:00 AM FILED/CERT

**State of Alabama**

Jefferson COUNTY;

*Sec Mtg 332-747*

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

Forty-Eight Thousand Eight Hundred Fifty and no/100 Dollars  
to the undersigned grantor, *W. M. Humphries* W. M. Construction Company, Inc.  
a corporation, in hand paid by Olen D. Humphries and wife, Robbie Humphries  
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  
Olen D. Humphries and wife, Robbie Humphries  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 58 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. Taxes for 1973 and subsequent years.
  2. 35 foot building set back line from Chandalar Lane.
  3. 7.5 foot Utility Easement across SE side of said lot as shown on recorded Map of said subdivision.
  4. Restrictive covenants as to underground cables dated 8th Nov., 1972 and recorded in Misc. Book 2 page 707 in Probate Office.
  5. Agreement with Alabama Power Company dated 8th Nov. 1972 and recorded in Deed Book 277 page 471 in Probate Office.
  6. 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.
- \$43,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Olen D. Humphries and wife, Robbie Humphries  
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 Olen D. Humphries and wife, Robbie Humphries, 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 Olen D. Humphries and wife, Robbie Humphries,  
/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 27th day of July 1973.

ATTEST:

W. M. Humphries Construction Company - Inc.

Secretary.

By

Vice President



W. M. Humphries Construction

Conveyance, Inc.  
TO

W. M. Humphries

W. M. Humphries Construction

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 5.00, 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;

, a Notary Public in and for said

I, the undersigned  
county in said state, hereby certify that

W. M. Humphries

whose name as  
INC.

President of the W. M. Humphries Construction Company,

/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 27th day of July 1973

Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 JUL 30 AM 9:42

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE



19730730000042800 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
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