

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

NAME:

ADDRESS: 620 N. 22nd Street, Birmingham, Ala.

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

19730801000043320 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/01/1973 12:00:00 AM FILED/CERT
BIRMINGHAM, ALA.

State of Alabama

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty Five Thousand Six Hundred Dollars and no/100

to the undersigned grantor, Cardinal Enterprises, Inc.
a corporation, in hand paid by Stewart J. Wolfe and ~~Wife~~ Violet Wolfe
the receipt whereof is acknowledged, the said Cardinal Enterprises, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Stewart J. Wolfe and ~~Wife~~ Violet Wolfe

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 8, in Block 9, according to the Survey of Navajo West Sector of Navajo Hills,
as recorded in Map Book 5, Page 80, in the Office of the Judge of Probate of
Shelby County, Alabama.

Subject to the following:

1. Taxes due in the year 1973, a lien but not yet payable.
2. Restrictions in Deed Book 270, Page 219, said restrictions contain no reversionary clause.
3. Restrictions in Misc. Book 1, Page 500, said restrictions contain no reversionary clause.
4. Easements to Alabama Power Co. and Southern Bell Telephone & Telegraph Company in Deed Book 271, Page 560.
5. A 35 foot building set back line from Flint Rock Circle as shown by record plat.
6. A 15 foot utility easement on the West side of subject property as shown by record plat.

\$32,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
TO HAVE AND TO HOLD Unto the said

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 Cardinal Enterprises, Inc. does for itself, its successors

and assigns, covenant with said Stewart J. Wolfe and ~~Wife~~ Violet Wolfe
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 Stewart J. Wolfe and ~~Wife~~ Violet Wolfe

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Cardinal Enterprises, Inc.

signature by J. M. Andrews has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 25 day of July, 1973.

ATTEST:

Secretary.

By

Vice President

SHANNON, HARRISON, 0201, JEFFERSON & JACKSON
620 NORTH 22nd Street
Birmingham, Alabama 35203

TO

*Abstract of J. M. Andrews, a single married
Chief of Police, a single woman*

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 4.00, and examined.

1.75

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 J. M. Andrews
whose name as President of the Cardinal Enterprises, 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 25 day of July, 1973.

[Signature]

Notary Public



19730801000043320 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/01/1973 12:00:00 AM FILED/CERT

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

JUDGE OF PROBATE

Conrad M. [Signature]

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 AUG -1 AM 9:26
Deek 4.00