

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers

ADDRESS: 702 Jefferson Federal Building

19730802000043630 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/02/1973 12:00:00 AM FILED/CERT

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
Thirty-Four Thousand Nine Hundred and no/100 -----Dollars

to the undersigned grantor, Scott & Williams Co., Inc.
a corporation, in hand paid by Troy A. Tew and wife, Sandra G. Tew
the receipt whereof is acknowledged, the said Scott & Williams Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Troy A. Tew and wife, Sandra G. Tew

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

Shelby County, Alabama, to-wit:
Lot 8, Block 2, according to the Survey of Cahaba Valley Estates, Third
Sector, as recorded in Map Book 5, Page 107, in the Probate Office of
Shelby County, Alabama.

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. Restrictions contained in Misc. Vol. 2, Page 224, in the Probate Office of Shelby County, Alabama.
4. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as shown by instrument recorded in Volume 277, Page 640, in the said Probate Office.

\$31,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Troy A. Tew and wife, Sandra G. Tew
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 Scott & Williams Co., Inc. does for itself, its successors
and assigns, covenant with said Troy A. Tew and wife, Sandra G. Tew, 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 Troy A. Tew and wife, Sandra G. Tew, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Scott & Williams Co., Inc.

signature by A. C. Scott has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 30th day of July 1973.

ATTEST:

Secretary.

By

Vice-President

212 7a 21st St

Johnnie Lee Moore Federal

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 recorded in Volume of Deeds

at page 3.50, and examined.

2.65

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.



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State of Alabama

Jefferson COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that A. C. Scott whose name as President of the Scott & Williams Co., 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 30th day of July 1973.

Robb Collins
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1973 AUG -2 AM 8:48
J.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad Johnson
JUDGE OF PROBATE