

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers

ADDRESS: 1122 North 22nd Street

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

See Mtg 333-587

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

Forty-One Thousand Nine Hundred and no/100 -----Dollars
to the undersigned grantor, Sherwood Stamps Construction Co., Inc.
a corporation, in hand paid by James F. Duncan and wife, Nancy M. Duncan
the receipt whereof is acknowledged, the said Sherwood Stamps Construction Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said
James F. Duncan and wife, Nancy M. Duncan
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, Block 3, according to the map of Wooddale, as recorded in Map
Book 5, page 86, 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. Oil, gas, petroleum and sulphur rights recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 101, page 500 and Volume 101, page 569, in said Probate Office.
5. Restrictions contained in Volume 272, page 85, in said Probate Office.
6. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 273, page 63, in said Probate Office.

\$36,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James F. Duncan and wife, Nancy M. Duncan
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 Sherwood Stamps Construction Co., Inc. does for itself, its successors
and assigns, covenant with said James F. Duncan and wife, Nancy M. Duncan, 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 James F. Duncan and wife, Nancy M. Duncan,
their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Sherwood Stamps Construction
has hereunto set its
signature by Sherwood Stamps its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 27th day of August 1973.

By Sherwood Stamps
Vice President

Secretary

ATTEST:

19730829000048950 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/29/1973 12:00:00 AM FILED/CERT

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Charles A. J. Sherwood
Sherwood Stamps
Stamps

TO

1942 - 1943
13th
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 6.00, 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;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that Sherwood Stamps
whose name as President of the Sherwood Stamps Construction 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 27th day of August 1973.

Charles A. J. Sherwood

Notary Public

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STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

6:06 PM 6290461

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

Conrad M. J. Sherwood

JUDGE OF PROBATE



19730829000048950 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/29/1973 12:00:00 AM FILED/CERT