

3827
THIS INSTRUMENT WAS PREPARED BY:

(Name) Richard S. Riley
800 John A. Hand Bldg. PAIN, GILLON, RILEY, TATE & ANSLEY
(Address) Birmingham, Ala. 35203 BIRMINGHAM, ALABAMA
CORPORATION WARRANTY DEED-JOINT WITH RIGHT OF SURVIVORSHIP

State of Alabama

SHELBY

County

Know All Men By These Presents.

See Mtg 334-1

That for and in consideration of Thirty-Eight Thousand Nine Hundred (\$38,900.00) Dollars to the undersigned grantor, R & F Investments, Inc. a corporation, in hand paid by Douglas Smyth and wife, Eva S. Smyth the receipt whereof is acknowledged, the said R & F Investments, Inc.

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

Douglas Smyth and wife, Eva S. Smyth, as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 73 Block 1 according to 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 October 1, 1973;
2. Easement and building line on map;
3. Restrictions contained in Misc. Record 2, page 224, in the Probate Office of Shelby County, Alabama;
4. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Vol. 277, page 640, in said Probate Office;

\$35,010.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith;

19730912000051570 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1973 12:00:00 AM FILED/CERT

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BOOK
TO HAVE AND TO HOLD Unto the said Douglas Smyth and wife, Eva S. Smyth, 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 R & F Investments, Inc.

does for itself, its successors

and assigns, covenant with said Douglas Smyth and wife, Eva S. Smyth, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as above noted;

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

Douglas Smyth and wife, Eva S. Smyth, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said R & F Investments, Inc.

signature by Florella Scott its President,
who is duly authorized, and has caused the same to be attested by its Secretary, on this 7th day of September, 1973.

ATTEST:

R & F INVESTMENTS, INC.

State of Alabama

JEFFERSON

County

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Florella Scott whose name as President of the R & F Investments, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 7th day of September, 1973.

William E. Lewis

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 SEP 12 PM 12:34
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

BOOK 282 PAGE 534

19730912000051570 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1973 12:00:00 AM FILED/CERT

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....., and examined.

Judge of Probate.

THIS FORM FROM
SPAIN, GILLON, RILEY, TATE & ANSLEY
BIRMINGHAM, ALABAMA