

NAME: Charles A.J. Beavers
ADDRESS: 1122 North 22nd Street

19731217000067480 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/17/1973 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

Fifty-Eight Thousand Five Hundred and no/100 -----Dollars

to the undersigned grantor, W. M. Humphries Construction Company, Inc.
a corporation, in hand paid by William Frederick Redd and Donna B. Thomas
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

William Frederick Redd and Donna B. Thomas

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

Shelby

County, Alabama, to-wit:

Lot 45 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 1974 and subsequent years.
2. 35 foot building set back line from Chandamont Circle.
3. 7.5 foot Utility Easement across Northeast 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.

\$45,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said William Frederick Redd and Donna B. Thomas
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 William Frederick Redd and Donna B. Thomas, 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 William Frederick Redd and Donna B. Thomas, 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 14th day of December 1973.

ATTEST:

Secretary.

W.M. Humphries Construction Company Inc.
By W.M. Humphries President

215 No. 21st Street

W. M. Humphries

Construction Co., Inc.

TO

William Frederick Bell
Birmingham, and
Donna B. Thomas, the
unmarried woman

CORPORATION

WARRANTY DEED

STATE OF ALABAMA, 84434360

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 13.50, and examined.

8115

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 W. M. Humphries
whose name as _____ President of the W. M. Humphries Construction Company, 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 14th day of December

1973.

[Signature]
Notary Public

BOOK 284 PAGE 218

STATE OF ALA. SHELBY CO.

CERTIFY THIS

INSTRUMENT WAS FILED

1973 DEC 17 11 30 AM

141

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

Corrected

JUDGE OF PROBATE



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