

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

2572

3521

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

17905

See Mtg 336-179

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Sixty Two Thousand Nine Hundred and No/100-----DOLLARS

to the undersigned grantor, Harbar Homes, Inc.
a corporation, in hand paid by Clarence B. Flinn and Virginia A. Flinn
the receipt whereof is acknowledged, the said Harbar Homes, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Clarence B. Flinn and Virginia A. Flinn
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:



19740212000006880 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/12/1974 12:00:00 AM FILED/CERT

Lot 4, Block 7, according to the survey of Kerry Downs, as recorded in
Map Book 5, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING: (1) Current taxes; (2) Restrictions contained in
Misc. Book 5, Page 86 and adoption of its covenants as recorded in Misc. Book 5,
Page 625, in the Probate Office of Shelby County, Alabama; (3) Easement to Alabama
Power Company recorded in Vol. 109, Page 293; Vol. 126, Page 343; Vol. 146, Page
381; Vol. 176, Page 68; Vol. 184, Page 166; Vol. 141, Page 298; and Vol. 387, Page
387, in said Probate Office; (4) Easement to Alabama Power Company and Southern
Bell Telephone & Telegraph Company recorded in Vol. 281, page 947, in said Probate
Office; (5) Agreement to Alabama Power Company and Kerry Downs recorded in Misc.
Book 5, page 626, in said Probate Office.

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

TO HAVE AND TO HOLD Unto the said Clarence B. Flinn and Virginia A. Flinn
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 Harbar Homes, Inc. does for itself, its successors
and assigns, covenant with said Clarence B. Flinn and Virginia A. Flinn, 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 Clarence B. Flinn and Virginia A. Flinn, their

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

IN WITNESS WHEREOF, The said

HARBAR HOMES, INC.
signature by Denny Barrow
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 14th day of December, 1973

has hereunto set its
its President,

ATTEST:

Secretary.

By Denny Barrow
Denny Barrow President

Shelby County

Shannon, Alton. Robertson Graham

20304 3605

Return 35003

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 18.00, and examined.

2.15

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.



19740212000006880 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/12/1974 12:00:00 AM FILED/CERT

State of Alabama

SHELBY COUNTY;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that _____ Denny Barrow
whose name as _____ President of the _____ Harbar Homes, 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

Jack R. Thompson

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 18.00
1973 DEC 17 AM 9:26

JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 18.00
1974 FEB 12 AM 8:58

JUDGE OF PROBATE

216 PAGE 284 BOOK

503 PAGE 582 BOOK