

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

19740213000006910 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1974 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 Eight Hundred Fifty and no/100 -----Dollars

to the undersigned grantor, Colonial Building Corporation
a corporation, in hand paid by Leroy W. Harris and wife, Mary W. Harris
the receipt whereof is acknowledged, the said Colonial Building Corporation

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

Leroy W. Harris and wife, Mary W. Harris

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

Shelby County, Alabama, to-wit:

Lot 25, 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 1974 which are a lien but not due and payable until October 1st, 1974.
2. 35 foot building line and 7.5 foot easement on South and West side as shown by recorded map.
3. Restrictions contained in Misc. Volume 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.
5. All easements for public utilities, sanitary sewers, storm sewers and storm ditches.

\$33,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Leroy W. Harris and wife, Mary W. Harris
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 Colonial Building Corporation does for itself, its successors
and assigns, covenant with said Leroy W. Harris and wife, Mary W. Harris, 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 Leroy W. Harris and wife, Mary W. Harris, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Colonial Building Corporation

signature by Howard Walker Peerson, III has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 11th day of February 1974.

ATTEST:

Secretary.

By Howard Walker Peerson III
Vice President

Challice Peerson

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 210, and examined.
215

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 _____ Howard Walker Peerson, III
whose name as _____ President of the Colonial Building Corporation
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 11th day of February 1974.

Henry Ann Wall

Notary Public



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Shelby Cnty Judge of Probate, AL
02/13/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed *jud* *3.00*
1974 FEB 13 AM 8:54
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Joubert
JUDGE OF PROBATE

CTC 394 PAGE 582 X008