

NAME: Charles A. J. BeaversADDRESS: 1122 North 22nd Street19740213000006920 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1974 12:00:00 AM FILED/CERT

3552

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

19,900.00

See Mtg 337-196

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

Sixty-Nine Thousand Nine Hundred and no/100 -----Dollars

to the undersigned grantor, Whitling Homes, Inc.

a corporation, in hand paid by Norman E. Ryder and wife, Joan Ryder

the receipt whereof is acknowledged, the said Whitling Homes, Inc.

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

Norman E. Ryder and wife, Joan Ryder

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

Shelby

County, Alabama, to-wit:

Lot 44, according to the Survey of Chandalar South, First
Sector, as recorded in Map Book 5, Page 106, 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. Easement and building line as shown by recorded map.
3. Easement to Alabama Power Company as shown by instrument recorded in Volume 264, Page 28, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 2, Page 707, in the said Probate Office.

\$50,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Norman E. Ryder and wife, Joan Ryder

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 Whitling Homes, Inc.

does for itself, its successors

and assigns, covenant with said Norman E. Ryder and wife, Joan Ryder, 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 Norman E. Ryder and wife, Joan Ryder, their

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

IN WITNESS WHEREOF, The said Whitling Homes, Inc.

signature by Charles F. White

has hereunto set its
its VICE-President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 12th day of February 1974.

ATTEST:

WHITLING HOMES, INC.

By

Secretary:

Vice President

Jefferson Federal
215 N. 21st St.
Birmingham

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 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 Charles F. White
whose name as Vice President of the Whitling 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 12th day of February 1974.

Charles F. White
Notary Public



19740213000006920 2/2 \$.00
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
1974 FEB 13 AM 9:14
Need

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Stouffer
JUDGE OF PROBATE

713 PAGE 285 BOOK