

NAME: Charles A. J. Beavers

ADDRESS: 1122 North 22nd Street

19740228000009860 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/28/1974 12:00:00 AM FILED/CERT

3870

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

6100dw

See Mtg 337-438

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

Forty-Seven Thousand Nine Hundred and no/100 -----Dollars

to the undersigned grantor, Scott and Caffee Co., Inc.

a corporation, in hand paid by Charles Portera, Jr. and wife, Judy M. Portera

the receipt whereof is acknowledged, the said Scott and Caffee Co., Inc.

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

Charles Portera, Jr. and Judy M. Portera

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

Shelby

County, Alabama, to-wit:

Lot 11, Block 1, according to the survey of Wooddale, Second Sector,  
as recorded in Map Book 5, Page 120, 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' building line and 10' easement on rear as shown by recorded map.
3. Right of way to Alabama Power Company as shown by instrument recorded in Volume 101, Page 500 and Volume 101, Page 569, in the Probate Office of Shelby County, Alabama.
4. Oil, Gas and Petroleum, sulphur as shown by instrument recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 278, Page 470, in said Probate Office.

\$41,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charles Portera, Jr. and wife, Judy M. Portera 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 Scott and Caffee Co., Inc.

does for itself, its successors

and assigns, covenant with said Charles Portera, Jr. and wife, Judy M. Portera, 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 Charles Portera, Jr. and wife, Judy M. Portera, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Scott and Caffee Co., Inc.

signature by Jerry M. Caffee

has hereunto set its

its President,

who is duly authorized, and has caused the same to be attested by its Secretary,

on this 27th day of February

1974.

ATTEST:

Secretary.

By

*Jerry M. Caffee*  
President



*Scott and Caffee Co. Inc*

TO

*Charles Caffee, Jr and  
wife, Judy M. Caffee*

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.  
250  
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 Jerry M. Caffee  
whose name as President of the Scott and Caffee Co., 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 27th day of February 1974.

*[Signature]*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*Recd Feb 27 6:32*  
1974 FEB 28 AM 8:44  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Conrad M. Davidson*  
JUDGE OF PROBATE

19740228000009860 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
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