

NAME: Charles A. J. BeaversADDRESS: 1122 North 22nd StreetCORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

19740307000011040 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1974 12:00:00 AM FILED/CERT**State of Alabama**Jefferson }
COUNTY;

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

Sixty-One Thousand Five Hundred and no/100 -----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.

a corporation, in hand paid by Jerry M. Caffee and wife, Gloria F. Caffee
the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.does by these presents, grant, bargain, sell, and convey unto the said
Jerry M. Caffee and wife, Gloria F. Caffeeas joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 3, according to 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. 35 foot building line as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 264, Page 28 in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 2, Page 707, in said Probate Office.
5. Easement to South Central Bell recorded in Volume 280, Page 752, in said Probate Office.

\$48,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Jerry M. Caffee and wife, Gloria F. Caffee 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 J. M. Caffee Homebuilders, Inc. does for itself, its successors and assigns, covenant with said Jerry M. Caffee and wife, Gloria F. Caffee, 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 Jerry M. Caffee and wife, Gloria F. Caffee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. M. Caffee Homebuilders, Inc.

has hereunto set its
signature by Jerry M. Caffee Aubrey A. Byrd its Vice President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 6th day of March 1974.

ATTEST:

Gloria F. Caffee

Secretary.

By

Aubrey A. Byrd
Vice President

JEFFERSON FEDERAL SAVINGS
215 NO. 21ST STREET
BIRMINGHAM, ALABAMA 35203

Jerry M. Caffee Homebuilders,

TO

*Jerry M. Caffee & wife
Ellen J. 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.

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~~ *Aubrey A. Byrd*,
whose name as *vice* President of the J. M. Caffee Homebuilders, 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 6th day of March 1974.

Charles A. Byrd
Notary Public



19740307000011040 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed
1974 MAR -7 AM 9:17
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carol M. Byrd
JUDGE OF PROBATE

239 PAGE 582 X009