

NAME: Charles A. J. Beavers
1122 North 22nd Street
ADDRESS: Birmingham, Alabama 35234

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Sixty One Thousand Five Hundred Dollars

to the undersigned grantor, Denman Construction Co. Inc.,
a corporation, in hand paid by Robert J. Kooyers and wife, Fran M. Kooyers
the receipt whereof is acknowledged, the said Denman Construction Co. Inc.,

does by these presents, grant, bargain, sell, and convey unto the said Robert J. Kooyers and wife,
Fran M. Kooyers
as joint tenants, with right of survivorship, the following described real estate, situated in Shelby
County, Alabama, to-wit:

SEE ATTACHED SHEET FOR DESCRIPTION OF PROPERTY.

Subject to the following exceptions:

1. Current taxes.
2. Transmission line permit in favor of Alabama Power Company dated 5/14/47 and recorded in Deed Book 129 Page 564 in the office aforesaid.
3. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.

\$49,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
03/08/1974 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Robert J. Kooyers and wife, Fran M. Kooyers
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 Denman Construction Co. Inc., does for itself, its successors
and assigns, covenant with said Robert J. Kooyers and wife, Fran M. Kooyers, 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 Robert J. Kooyers and wife, Fran M. Kooyers, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Denman Construction Co. Inc.,

signature by Henry C. Denman has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this day of March, 1974.

ATTEST:

DENMAN CONSTRUCTION CO. INC.,

By Henry C. Denman Vice President

Secretary.

TO

INCORPORATION

NOTARY DEED

STATE

County.

the Judge of Probate

y that the within deed was
for record on the

19

lock M, and was duly re-

of Deeds

, and examined.

Judge of Probate.

COMPANY, INC.

AGENTS FOR

TITLE INSURANCE CO.

feet Birmingham, Ala.

State of Alabama

Jefferson COUNTY;

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that
whose name as President of the Denman Construction 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 7th day of March, 1974.

Charles A. Pearson

Notary Public



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Shelby Cnty Judge of Probate, AL
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No. 2

Part of the SW 1/4 of the SE 1/4 and also a part of the SE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, and being more particularly described as follows: Commence at the NE corner of the SW 1/4 of the SE 1/4 of said Section 16, thence in a Westerly direction, and along the North line of same, for a distance of 220.00 feet; thence turn an angle of 49 degrees 38' to the left in a Southwesterly direction for a distance of 25.02 feet; thence turn an angle of 80 degrees 46' to the left in a Southeasterly direction for a distance of 150.00 feet; thence turn an angle of 80 degrees 46' to the right in a Southwesterly direction for a distance of 247.63 feet; thence turn an angle of 92 degrees 24' to the left in a Southeasterly direction for a distance of 30.03 feet; thence turn an angle of 87 degrees 36' to the left in a Northeasterly direction for a distance of 130.11 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 120.00 feet; thence turn an angle of 89 degrees 59' to the right in a Southeasterly direction for a distance of 216.75 feet; thence turn an angle of 89 degrees 42' to the right in a Southwesterly direction for a distance of 120.00 feet; thence turn an angle of 90 degrees 18' to the right in a Northwesterly direction for a distance of 217.41 feet to the point of beginning. Situated in Shelby County, Alabama.

Henry C. Dorman Jr.

STATE OF ALA. JUDGE OF PROBATE
I CERTIFY THIS INSTRUMENT WAS FILED
Reed *24/13.50*
1974 MAR -8 AM 7:58
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Dorman
JUDGE OF PROBATE

BOOK 285 PAGE 643



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