

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers

ADDRESS: 1122 North 22nd Street



19740308000011410 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/08/1974 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

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

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.
a corporation, in hand paid by Jimmy R. Lynch and wife, Sharon A. Lynch
the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.

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

Jimmie R. Lynch and wife, Sharon A. Lynch
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 6 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. Easement and 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. Record 2, page 707, in the said Probate Office.
5. Easement to South Central Bell recorded in Volume 280, Page 752, in said Probate Office.

\$44,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Jimmy R. Lynch and wife, Sharon A. Lynch
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 Jimmy R. Lynch and wife, Sharon A. Lynch, 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 Jimmy R. Lynch and wife, Sharon A. Lynch, their
heirs, executors and assigns forever, against the lawful claims of all persons.

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

signature by Jerry M. Caffee has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 4th day of March 1974.

ATTEST:

Secretary.

By

Vice President

FILED

BIRMINGHAM, ALABAMA 35203

J. M. Caffee Homebuilders, Inc.

TO

James R. Spindel (and wife, Sharon A. Spindel)

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 recorded in Volume _____ of Deeds at page _____, and examined.

2.15
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 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 4th day of March 1974.

James R. Spindel
Notary Public

649 PAGE 582 X000



19740308000011410 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/08/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed 5.00
1974 MAR -8 AM 8:30
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Spindel
JUDGE OF PROBATE