

THIS INSTRUMENT PREPARED BY:

NAME: W. A. Jenkins, Jr.
302 Frank Nelson Bldg.
Birmingham, Alabama
ADDRESS: _____

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc. 4454

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See Mtg 337-871

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Twenty-seven Thousand and no/100 -----DOLLARS

to the undersigned grantor, Staley Construction Company, Inc.,
a corporation, in hand paid by Ira Wynn Rhodes and wife, Carolyn B. Rhodes
the receipt whereof is acknowledged, the said Staley Construction Company, Inc.,

does by these presents, grant, bargain, sell, and convey unto the said Ira Wynn Rhodes and Carolyn B. Rhodes

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Monte Tierra Subdivision, as recorded in Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: Taxes due in the year 1974.

A 30 foot building set back line as shown by record plat.

A 10 foot utility easement over the south side of subject property as shown by record plat.

Restrictions, conditions and limitations in Misc. Book 2, page 619, which contain no reversionary clause.

Easements to Alabama Power Co. in Deed Book 112, page 456, and Deed Book 123, page 433.

\$24,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19740327000014430 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/27/1974 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Ira Wynn Rhodes and Carolyn B. Rhodes 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 Staley Construction Company, Inc., does for itself, its successors and assigns, covenant with said Ira Wynn Rhodes and Carolyn B. Rhodes, 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 Ira Wynn Rhodes and Carolyn B. Rhodes, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Staley Construction Company

Inc.,

signature by L. D. Stackhouse its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 25 day of March 1974.

ATTEST:

STALEY CONSTRUCTION COMPANY, INC

By L. D. Stackhouse Secretary
L. D. Stackhouse President

RECORDED & INDEXED

Staley Construction Company
INC.

TO

Ira Wynn Rhodes and Carolyn
B. Rhodes

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 3,000, and examined.
215

Judge of Probate.

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.



19740327000014430 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/27/1974 01:00:00 AM FILED/CERT

State of Alabama

JEFFERSON COUNTY;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that L. D. Stackhouse
whose name as President of the Staley Construction Company, 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 25 day of March 1974.

Betty J. Calvert
Notary Public
My Commission Expires July 2, 1976

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Reed
1974 MAR 27 AM 9:33
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE



6 PAGE 987 BOOK