

NAME: Charles A. J. Beavers

ADDRESS: 1122 North 22nd Street

19740401000015210 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1974 01:00:00 AM FILED/CERTCORPORATION 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 Nine Hundred and no/100 -----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.
a corporation, in hand paid by Ralph B. Hudson and wife, Mary Faye Hudson
the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.

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

Ralph B. Hudson and wife, Mary Faye Hudson

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

Shelby

County, Alabama, to-wit:

Lot 1 according to the survey of 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.

\$28,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ralph B. Hudson and wife, Mary Faye Hudson
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 Ralph B. Hudson and wife, Mary Faye Hudson, 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 Ralph B. Hudson and wife, Mary Faye Hudson, 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,
on this 28th day of March 1974.

ATTEST:

J. M. CAFFEE HOMEBUILDERS, INC.

Secretary.

By

Jerry M. Caffee
President

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~~SHIRLEY CHAMBERLAIN, ALABAMA~~

J.M. Caffee Homebuilders,

Inc

TO

Roland B. Shuckard and

Wife (Mary Kay Shuckard)

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 2.15, 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
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 28th day of March 1974.

Janita C. Mason
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR 28 11:00 AM
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conserved by _____
JUDGE OF PROBATE

19740401000015210 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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