

NAME: Charles A. J. BeaversADDRESS: 1122 North 22nd Street19740405000016310 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1974 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

Fifty-Five Thousand Nine Hundred and no/100 -----Dollars
to the undersigned grantor, Denman Construction Company, Inc.
a corporation, in hand paid by L. Stephen Wright Jr. and wife, Marye Jo Wright
the receipt whereof is acknowledged, the said Denman Construction Company, Inc.

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

L. Stephen Wright Jr. and wife, Marye Jo Wright

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

Shelby

County, Alabama, to-wit:

Part of the SW 1/4 of the SE 1/4 of Section 16, Township 19 South, of Range 2 West, and also a part of the SE 1/4 of the SE 1/4 of Section 16, Township 18 South of 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 westerly, and along the North line of same for a distance of 220.00 feet; thence turn an angle of 49 deg. 38' to the left in a south-westerly direction for a distance of 25.02 feet; thence turn an angle of 80 deg. 46' to the left in a southeasterly direction for a distance of 150.00 feet; thence turn an angle of 80 deg. 46' to the right in a southwesterly direction for a distance of 247.63 feet; thence turn an angle of 92 deg. 24' to the left in a southeasterly direction for a distance of 186.40 feet; thence turn an angle of 17 deg. 40' to the right for a distance of 64.00 feet; thence turn an angle of 105 deg. 35' to the left in a northeasterly direction for a distance of 202.18 feet; thence turn an angle of 105 deg. 34' to the right in a southeasterly direction for a distance of 115.30 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 117.57 feet; thence turn an angle of 79 deg. 41' to the right in a southwesterly direction for a distance of 138.24 feet; thence turn an angle of 101 deg. 00' to the right in a northwesterly direction for a distance of 108.82 feet; thence turn an angle of 76 deg. 07' to the right in a northeasterly direction for a distance of 189.92 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted. Subject to easements and restrictions of record \$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously.

TO HAVE AND TO HOLD Unto the said herewith.

L. Stephen Wright Jr. and wife, Marye Jo

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 Company, Inc.

does for itself, its successors

and assigns, covenant with said L. Stephen Wright Jr. and wife, Marye Jo Wright, 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 L. Stephen Wright Jr. and wife, Marye Jo Wright, the

heirs, executors and assigns forever, against the lawful claims of all persons.

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

signature by Henry C. Denman, Jr.

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 4th day of April 1974.

ATTEST:

DENMAN CONSTRUCTION COMPANY, INC.

By

Secretary.

President

BOOK PAGE 286

215 NO. 21ST STREET
BIRMINGHAM, ALABAMA 35203

Denman Construction

Company Inc

Stephen R. Wright, Jr
Notary Public
George S. Wright

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 1500, and examined.
815

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 _____
whose name as _____ President of the _____ Denman 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 4th day of April 1974.

James R. Davis
Notary Public

BOOK 286 PAGE 287
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Recd Apr 15 1974
1974 APR -5 AM 8:42
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Boudin
JUDGE OF PROBATE



19740405000016310 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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