

NAME: Charles A. J. BeaversADDRESS: 1122 North 22nd StreetCORPORATION 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-Seven Thousand Nine Hundred and no/100 -----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.
 a corporation, in hand paid by Russell J. Swett and wife, Mitzi B. Swett
 the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.

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

Russell J. Swett and wife, Mitzi B. Swett

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

Shelby

County, Alabama, to-wit:

Lot 2 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.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan
 closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Russell J. Swett and wife, Mitzi B. Swett

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 Russell J. Swett and wife, Mitzi B. Swett, 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 Russell J. Swett and wife, Mitzi B. Swett, their

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

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



19740417000018260 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 04/17/1974 12:00:00 AM FILED/CERT

signature by Jerry M. Caffee
 who is duly authorized, and has caused the same to be attested by its Secretary,
 on this 16th day of April

has hereunto set its
 its President,
 1974.

J. M. CAFFEE HOMEBUILDERS, INC.

ATTEST:

Secretary.

By

Vice President

JEFFERSON FEDERAL SAVINGS
215 NO. 21st STREET

1974. Caffee Homebuilders, Inc.
Shelby, Ala.

TO

Donald G. Smith & Sons
Mobile & South

WARRANTY DEED

CORPORATION

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 _____, 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.



19740417000018260 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/17/1974 12:00:00 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 _____ 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 16th day of April 1974

Granita C. Moore
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Recd Feb 18 00
1974 APR 17 AM 8:48
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cornelia J. G. Moore
JUDGE OF PROBATE

134 PAGE 982 BOOK