ADDRESS: 1122 North 22nd Street

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-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:

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- 1. Taxes due in the year 1974 which are a lien but not due and payable until October 1st, 1974.
- 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.
- 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.

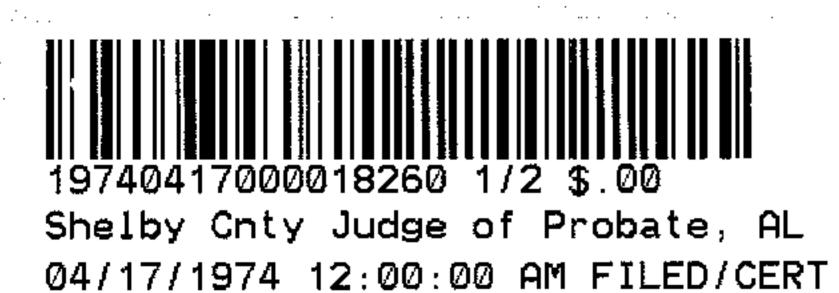
Russell J. Swett and wife, Mitzi B. Swett TO HAVE AND TO HOLD Unto the said as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint 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.

J. M. Caffee Homebuilders, Inc.

does for itself, its successors

Russell J. Swett and wife, Mitzi B. Swett, their and assigns, covenant with said 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 Russell J. Swett and wife, Mitzi B. Swett, their shall, warrant and defend the same to the said

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



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

Jerry M. Caffee signature by

has hereunto set its President,

who is duly authorized, and has caused the same to be attested by its Secretary, April 1974. 16th

By.

J. M. CAFFEE HOMEBUILDERS, INC.

ATTEST:

Vice President

Secretary.

TATE 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	
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## State of Alabama

Jefferson

COUNTY;

Shelby Cnty Judge of Probate, AL 04/17/1974 12:00:00 AM FILED/CERT

the undersigned

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.

April Given under my hand and official seal, this the 16th day of

, a Notary Public in and for said

Notary Public

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