

NAME: Charles A. J. BeaversADDRESS: 1122 North 22nd Street19740422000019180 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/22/1974 12:00:00 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 ^{Wood}for and in consideration of

Forty-Two Thousand Nine Hundred and no/100 -----Dollars

to the undersigned grantor, Scott & Caffee Co., Inc.

a corporation, in hand paid by John Butzman and wife, Judith Butzman

the receipt whereof is acknowledged, the said Scott & Caffee Co., Inc.

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

John Butzman and wife, Judith Butzman

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

Shelby

County, Alabama, to-wit:

Lot 13, Block 1, according to Wooddale, Second Sector, as recorded
in Map Book 5, Page 120, 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. Easement and building line as shown by recorded map.
3. Right of way to Alabama Power Company recorded in Volume 101, Page 500 and Volume 101, Page 569, in the Probate Office of Shelby County, Alabama.
4. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 278, Page 470, in said Probate Office.

\$38,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said John Butzman and wife, Judith Butzman

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 Scott & Caffee Co., Inc.

does for itself, its successors

and assigns, covenant with said John Butzman and wife, Judith Butzman, 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 John Butzman and wife, Judith Butzman, their

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

IN WITNESS WHEREOF, The said Scott & Caffee Co., Inc.

signature by Jerry M. Caffee

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,

on this 18th day of April

1974.

ATTEST:

SCOTT & CAFFEE CO., INC.

Secretary.

By

President

RECORDED 1974 APR 22 8 10 AM ALA

ALABAMA TITLE COMPANY, INC.

Scott & Caffee, Inc.

TO

John Butzman and wife,

Judith Butzman

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 _____, and examined.

4.50
215

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.



19740422000019180 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/22/1974 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 Scott & Caffee Co., 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 18th day of April 1974.

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR 22 AM 8:38
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consent of Judge
JUDGE OF PROBATE