

NAME: Charles A. J. Beavers  
1122 North 22nd Street  
 ADDRESS: Birmingham, Alabama 35234

CORPORATION WARRANTY DEED  
 JOINT WITH SURVIVORSHIP

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

**State of Alabama**

Shelby

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Fifty Three Thousand Five Hundred Dollars (\$53,500.00)

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.,  
 a corporation, in hand paid by James R. Fanning and Myra L. Fanning  
 the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.,

does by these presents, grant, bargain, sell, and convey unto the said James R. Fanning and Myra L. Fanning  
 as joint tenants, with right of survivorship, the following described real estate, situated in  
 Shelby County, Alabama, to-wit:

Lot 18, according to Chandalar South, First Sector, as recorded  
 in Map Book 5, Page 106, in the Probate Office of Shelby County,  
 Alabama.

Subject to:

1. Current taxes.
2. Building line as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 264, page 28, in the office aforesaid.
4. Restrictions contained in Misc. Volume 2 Page 707, in office aforesaid.
5. Easement to South Central Bell recorded in Volume 280 Page 752, in the office aforesaid.

\$42,800.00 of the purchase price recited above was paid from a mortgage loan closed  
 simultaneously herewith.



19740520000024460 1/2 \$.00  
 Shelby Cnty Judge of Probate, AL  
 05/20/1974 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said James R. Fanning and Myra L. Fanning,  
 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 James R. Fanning and Myra L. Fanning, 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 James R. Fanning and Myra L. Fanning, their  
 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. M. Caffee Homebuilders, Inc.,  
 has hereunto set its  
 signature by Jerry M. Caffee its President,  
 who is duly authorized, and has caused the same to be attested by its Secretary,  
 on this 15th day of May, 1974.

ATTEST:

Secretary.

J. M. CAFFEE HOMEBUILDERS, INC.,

By

President

215 NO. 21st STREET  
BIRMINGHAM, ALABAMA 35203

*J. M. Caffee Homebuilders, Inc.,  
due*

TO  
*James O. Jennings  
Shelby Co. Housing*

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 15th day of May, 1974.

*James O. Jennings*  
Notary Public

288 JMD 982 X00B

19740520000024460 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/20/1974 12:00:00 AM FILED/CERT

COPIES OF ALA. SULLIVAN CO.  
1. INTEREST THIS  
INSTRUMENT WAS FILED  
*Deed Jan 11, 80*  
1974 MAY 20 AM 7:29  
U.C.C. FILE NUMBER OR  
REG. BK. & PAGE AS SHOWN ABOVE  
*Consolidated*  
NOTICE OF FILING