

NAME: Charles A. J. BeaversADDRESS: 1122 North 22nd Street19740619000029890 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/19/1974 12:00:00AM FILED/CERTCORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of AlabamaJefferson **COUNTY;**KNOW ALL MEN BY THESE PRESENTS, That for *see Mta 340-177* and in consideration of

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

to the undersigned grantor, R & F Investments, Inc.
 a corporation, in hand paid by Donald L. Richard and wife, Patricia S. Richard
 the receipt whereof is acknowledged, the said R & F Investments, Inc.

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

Donald L. Richard and wife, Patricia S. Richard
 as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 14, Block 2, according to Awtrey & Scott's Addition to Altadena
 South as recorded in Map Book 5, Page 121 amended by Map Book 5, Page 123,
 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. Easements and building line as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 4, Page 466, and Volume 5, Page 356 in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 102, Page 52 and Volume 187, Page 377, in said Probate Office.
6. Restrictions contained in Misc. Volume 3, Page 468, amended by Misc. Volume 3, Page 873, in said Probate Office.
7. Right of way to Alabama Power Company and Southern Bell Telephone and Telgraph Company recorded in Volume 279, Page 57, in said Probate Office.

\$39,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Donald L. Richard and wife, Patricia S. Richard 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 R & F Investments, Inc. does for itself, its successors

and assigns, covenant with said Donald L. Richard and wife, Patricia S. Richard, 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 Donald L. Richard and wife, Patricia S. Richard, the heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said R & F Investments, Inc.

signature by

has hereunto set its
its President,

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

on this 17th day of June

1974.

ATTEST:

R & F Investments, Inc.

By

Secretary

Vice President

164116162

TO

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.

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 _____ R & F Investments, 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 17th day of June 1974.

Charles A. Seavers
Notary Public

19740619000029890 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/19/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN 19 PM 3:34
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

404 PAGE 287 X008