

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers

ADDRESS: 1122 North 22nd Street

19740626000031550 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/26/1974 12:00:00AM FILED/CERT

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

to the undersigned grantor, Valley Investments, Inc.
a corporation, in hand paid by Kent A. Guske and wife, Jolane R. Guske
the receipt whereof is acknowledged, the said Valley Investments, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Kent A. Guske and wife, Jolane R. Guske
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 38, Block 1, according to the Survey of Cahaba Valley Estates,
Third Sector, as recorded in Map Book 5, Page 107, 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 on west and south and 10 foot easement on east and north as shown by recorded map.
3. Restrictions contained in Misc. Volume 2, Page 224, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telgraph Company recorded in Volume 277, Page 640, in said Probate Office.

\$35,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Kent A. Guske and wife, Jolane R. Guske

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 Valley Investments, Inc. does for itself, its successors and assigns, covenant with said Kent A. Guske and wife, Jolane R. Guske, 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 Kent A. Guske and wife, Jolane R. Guske, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Valley Investments, Inc.

signature by D. B. Scott has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 14th day of June 1974.

VALLEY INVESTMENTS, INC.

ATTEST:

By D. B. Scott
Secretary Vice President

CHARLES A. J. BEAVERS
1122 NO. 22ND STREET
BIRMINGHAM, AL 35234

TO

441 *Warrant Deed*
CORPORATION 31001

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.
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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 D. B. Scott
whose name as President of the Valley 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 14th day of June 1974.

Charles A. J. Beavers
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN 26 AM 8:34
U.C.E. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conveyance
JUDGE OF PROBATE



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Shelby Cnty Judge of Probate, AL
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