

NAME: Charles A. J. Beavers

6794

ADDRESS: 1122 North 22nd Street19740709000033680 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/09/1974 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 for and in consideration of *See Mtg 340-541*
Forty-Six Thousand Nine Hundred and no/100-----Dollarsto the undersigned grantor, Awtrey Building Corporation
a corporation, in hand paid by R. Larry Scott and wife, Gayle W. Scott
the receipt whereof is acknowledged, the said Awtrey Building Corporationdoes by these presents, grant, bargain, sell, and convey unto the said
R. Larry Scott and wife, Gayle W. Scott
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 12, in Block 2, according to the survey of Wooddale, Third Sector,
as recorded in Map Book 5, Page 133, 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 1, 1974.
 2. 35 foot building line and 7.5 foot easement on South and East as shown on recorded map.
 3. Easement to Alabama Power Company as shown by instruments recorded in Volume 101, page 500 and Volume 101, page 569 in the Probate Office of Shelby County, Alabama.
 4. Oil, Gas and Petroleum as shown by instrument recorded in Volume 127, Page 140 in said Probate Office.
 5. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 281, page 262 in said Probate Office.
 6. Restrictions contained in Misc. Volume 7, Page 401 in said Probate Office.
- \$42,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said R. Larry Scott and wife, Gayle W. Scott
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 Awtrey Building Corporation does for itself, its successors
and assigns, covenant with said R. Larry Scott and wife, Gayle W. Scott, 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 R. Larry Scott and wife, Gayle W. Scott, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Awtrey Building Corporation

signature by H. Albert Awtrey has hereunto set its
its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 5th day of July 1974.

ATTEST:

AWTREY BUILDING CORPORATION

Secretary.

By

Vice President

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

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 520, and examined.
215

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.



19740709000033680 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/09/1974 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 H. Albert Awtrey
whose name as President of the Awtrey Building Corporation
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 5th day of July 1974.

Henry Ann Webb

Notary Public

710 PAGE
287 BOOK

575 PAGE
287 BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Beck Jul 5:00
1974 JUL -9 AM 8:25
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. B. Butler
JUDGE OF PROBATE