

NAME: Daniel M. Spitler
1200 City National Bank Building
ADDRESS: Birmingham, Alabama

7960

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON

COUNTY;

see mty 341-534

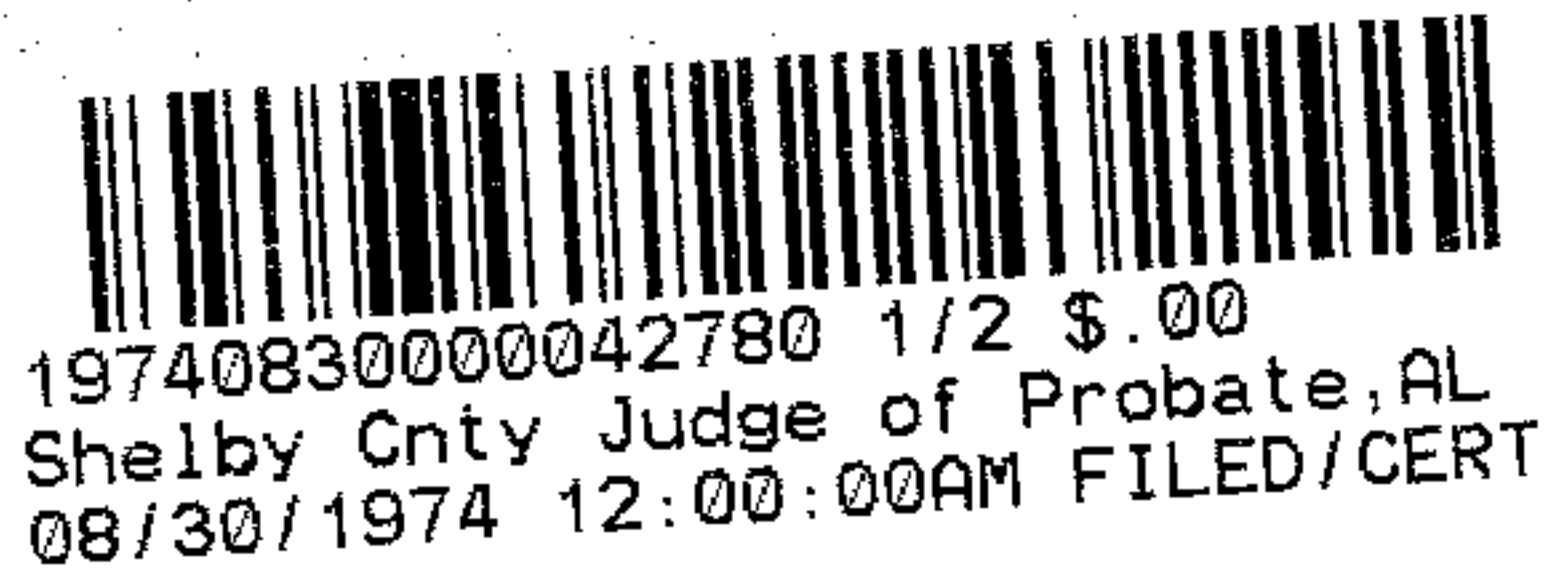
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty-Nine Thousand and No/100-----DOLLARS
to the undersigned grantor, W. M. Humphries Construction Company, Inc.
a corporation, in hand paid by James J. Hilderbrand and wife, Glenda F. Hilderbrand
the receipt whereof is acknowledged, the said
W. M. Humphries Construction Company, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
James J. Hilderbrand and wife, Glenda F. Hilderbrand
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Chandalar South, First Sector,
as recorded in Map Book 5, Page 106, in the Office of the Judge
of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$31,000.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

BOOK 288 PAGE 505



TO HAVE AND TO HOLD Unto the said James J. Hilderbrand and wife, Glenda F. Hilderbrand
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 W. M. Humphries Construction Company, Inc. does for itself, its successors
and assigns, covenant with said James J. Hilderbrand and wife, Glenda F. Hilderbrand 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 J. Hilderbrand and wife, Glenda F. Hilderbrand their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

W. M. Humphries Construction Company, Inc. has hereunto set its
signature by Dalton H. Baggett its Vice President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 26th day of August, 1974.

ATTEST:

W. M. HUMPHRIES CONSTRUCTION COMPANY, INC.

By

Secretary.

Vice President

8/1/74

9/17/74

10/1/74

James L. McDonald
President W. M. Humphries Construction Co.

CORPORATION

WARRANTY DEED

STATE OF ALABAMA, 8/26/74

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 28.00, 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.

Shelby Co. 8/26/74

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that Dalton H. Baggett
whose name as Vice President of the W. M. Humphries Construction Company, 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 26th day of August, 1974.

David M. Spiller
Notary Public

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19740830000042780 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/30/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 30 AM 8:17
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Comp 8/28/74
JUDGE OF PROBATE