

657

NAME: Charles A. J. BeaversADDRESS: 1122 North 22nd Street19741105000053900 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/05/1974 12:00:00 AM FILED/CERTCORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

See Mtg 342-654

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Seventy-Eight Thousand Seven Hundred Sixty-Two and 86/100 -----Dollars
to the undersigned grantor, Sherwood Stamps Construction Company, Inc.
a corporation, in hand paid by Robert L. Jacks and wife, Nell C. Jacks
the receipt whereof is acknowledged, the said Sherwood Stamps Construction Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Robert L. Jacks and wife, Nell C. Jacks

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 3, in Block 1, according to the Survey of Indian Forest Estates, as recorded in
Map Book 5, Page 134, in the Office of the Judge of Probate of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

1. Taxes due in the year 1975, a lien but not yet payable.
2. A 75 foot building set back line as shown by record plat.
3. Easements over the Southerly 10 feet and westerly 7.5 feet of subject property for public utilities, as shown by record plat.
4. Right of way in favor of Alabama Power Company in Deed Book 101, Page 536, and Deed Book 175, Page 274.
5. Right of way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 285, Page 90.
6. Specifications for subdivision in Misc. Book 7, Page 139.
7. Restrictions and covenants as to underground cables in Misc. Book 7, Page 350, which contain no reversionary clause.
8. Agreements with Alabama Power Company in Misc. Book 7, Page 491.
9. Right of way in favor of South Central Bell Telephone & Telegraph Co. in Deed Book 285, Page 354.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert L. Jacks and wife, Nell C. Jacks
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 Sherwood Stamps Construction Company, Inc. does for itself, its successors and assigns, covenant with said Robert L. Jacks and wife, Nell C. Jacks, 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 Robert L. Jacks and wife, Nell C. Jacks, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Sherwood Stamps Construction Company, Inc.

signature by Sherwood Stamps has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 1st day of November 1974.

ATTEST:

SHERWOOD STAMPS CONSTRUCTION COMPANY, INC.

Secretary.

By *Sherwood Stamps*
Vice President

CHARLES A. J. BEAVERS
1122 NO. 22ND STREET
BIRMINGHAM, AL 35201

TO

CORPORATION

WARRANTY DEED

24.00
215



19741105000053900 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/05/1974 12:00:00 AM FILED/CERT

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 Sherwood Stamps, whose name as President of the Sherwood Stamps 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 1st day of November 1974.

Charles A. J. Beavers

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 NOV -5 PM 8:30
J.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMATION
JUDGE OF PROBATE

684 PAGE 682 BOOK