

NAME: John F. DeBuys, Jr.ADDRESS: 1122 North 22nd Street, Birmingham, AL. 1042CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of *See Mtg 243-48* Seventy-Eight Thousand and no/100 Dollars

to the undersigned grantor, Whitling Homes, Inc.

a corporation, in hand paid by Ray Allen and wife, Karen R. Allen

the receipt whereof is acknowledged, the said Whitling Homes, Inc., a corporation

does by these presents, grant, bargain, sell, and convey unto the said Ray Allen and wife, Karen R. Allen

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 102, according to the survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. A 40 foot building line as shown by recorded map.
3. Easement to Alabama Power Company recorded in Vol. 264, Page 28 and Vol. 278, page 477, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Co. recorded in Misc. Vol. 7, Page 591 in said Probate Office.
5. Easement to Alabama Power Company and Southern Bell T & T Co. recorded in Vol. 285, Page 489 in said Probate Office.
6. Restrictions contained in Misc. Vol. 7, Page 392 and Misc. Vol. 7, Page 260 in said Probate Office.

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ray Allen and wife, Karen R. Allen 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 Whitling Homes, Inc.

does for itself, its successors

and assigns, covenant with said Ray Allen and wife, Karen R. Allen, 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 Ray Allen and wife, Karen R. Allen, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Whitling Homes, Inc.

signature by Charles F. White

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 19th day of November, 1974.

ATTEST:

WHITLING HOMES, INC.

By

Secretary.

Vice President

19741122000056660 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/22/1974 12:00:00 AM FILED/CERT

1122 NO. 22ND STREET
DISHMAN, AL 35204

TO

CORPORATION

WARRANTY DEED



19741122000056660 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/22/1974 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.

18.00
3.15
20.15

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Charles F. White, whose name as President of the Whitling Homes, 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 19th day of November, 1974

George L. White

Notary Public

CL7 PAGE 682 BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 NOV 22 AM 8:22
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carney M. Johnson
JUDGE OF PROBATE