



19741122000056730 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/22/1974 12:00:00 AM FILED/CERT

NAME: Beavers, DeBuys, Davis & JohnsonADDRESS: 1122 North 22nd Street

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

Seventy-Seven Thousand Three Hundred Fifty-Six and no/100 -----Dollars
to the undersigned grantor, Denman Construction Company, Inc.
a corporation, in hand paid by Fred E. Benson and wife, Jewel L. Benson
the receipt whereof is acknowledged, the said Denman Construction Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Fred E. Benson and wife, Jewel L. Benson

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

Shelby County, Alabama, to-wit:
Part of the SW 1/4 of the SE 1/4 and also a part of the SE 1/4 of the SE 1/4 of Section 16,
Township 19 South, of Range 2 West, and being more particularly described as follows: Commence
at the Northeast corner of the SW 1/4 of the SE 1/4 of said Section 16; thence in a Westerly
direction, and along the North line of same, for a distance of 220.00 feet; thence turn an
angle to the left of 49 deg. 38' in a Southwesterly direction for a distance of 25.02 feet;
thence turn an angle to the left of 80 deg. 46' in a Southeasterly direction for a distance
of 150.00 feet; thence turn an angle to the right of 80 deg. 46' in a Southwesterly direction
for a distance of 247.63 feet; thence turn an angle to the left of 92 deg. 24' in a
Southeasterly direction for a distance of 30.03 feet; thence turn an angle to the left of
87 deg. 36' in a Northeasterly direction for a distance of 250.11 feet to the point of
beginning of the property described herein; thence turn an angle to the left of 14 deg. 32' in
a Northeasterly direction for a distance of 144.68 feet; thence turn an angle to the right of
101 deg. 50' in a Southeasterly direction for a distance of 147.21 feet thence turn an angle to
the right of 9 deg. 50' and continue in a Southeasterly direction for a distance of 106.86
feet; thence turn an angle to the right of 82 deg. 33' in a Southwesterly direction for a
distance of 133.24 feet; thence turn an angle to the right of 90 deg. 18' in a Northwesterly
direction for a distance of 216.75 feet to the point of beginning. According to survey by B.
G. Meade, Surveyor Reg. #2829, dated 18th March, 1974. Mineral and mining rights excepted.
Subject to easements and restrictions of record.
\$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 Fred E. Benson and wife, Jewel L. Benson
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 Denman Construction Company, Inc. does for itself, its successors

and assigns, covenant with said Fred E. Benson and wife, Jewel L. Benson
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 Fred E. Benson and wife, Jewel L. Benson, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Denman Construction Company, Inc.

signature by Henry C. Denman, Jr. has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 22nd day of November 1974.

ATTEST:

DENMAN CONSTRUCTION COMPANY, INC.

Secretary.

By

Vice President

11/22/74
J.D. Denman, Jr.
2600 N. 10th St.
Birmingham, Ala. 35202

TO

CORPORATION

WARRANTY DEED

2250
1180
~~24130~~
24130

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 Henry C. Denman, Jr., whose name as President of the Denman 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 22nd day of November 1974.

George Ann White
Notary Public

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Shelby Cnty Judge of Probate, AL
11/22/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
11/22/74 2:00 PM
1974 NOV 22 PM 2:00
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Camey H. Stinson
JUDGE OF PROBATE

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