

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers

ADDRESS: 1122 North 22nd Street



19741206000058830 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/06/1974 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

1304
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

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

Sixty-Six Thousand Five Hundred and no/100 -----Dollars

to the undersigned grantor, Sherwood Stamps Construction Co., Inc.
a corporation, in hand paid by James M. Geyer and wife, Martha S. Geyer
the receipt whereof is acknowledged, the said Sherwood Stamps Construction Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said

James M. Geyer and wife, Martha S. Geyer
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 1, 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 of 10 feet for public utilities, as shown by record plat.
 4. Mineral and mining rights excepted.
 5. Easements to Alabama Power Company in Deed Book 101, Page 536, Deed Book 175, Page 274, and Deed Book 286, Page 613.
 6. Easements to Alabama Power Company and Southern Bell Telephone & Telegraph Co. in Deed Book 285, Page 90.
 7. Easements to South Central Bell Telephone & Telegraph Co. in Deed Book 285, Page 139.
 8. Specifications for subdivision as set forth in Misc. Book 7, Page 145, which contain
 9. Restrictions, conditions and limitations in Misc. Book 7, Page 145, which contain no reversionary clause.
 10. Restrictive covenants as to underground cables in Misc. Book 7, Page 350.
- \$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said James M. Geyer and wife, Martha S. Geyer
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 Co., Inc. does for itself, its successors
and assigns, covenant with said James M. Geyer and wife, Martha S. Geyer, 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 M. Geyer and wife, Martha S. Geyer, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Sherwood Stamps Construction Co.,

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 3rd day of December 1974.

SHERWOOD STAMPS CONSTRUCTION CO., INC.

ATTEST:

By [Signature]
Vice President

Secretary.

1100 N. 22nd Street, Room 35034

TO

CORPORATION

WARRANTY DEED

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19741206000058830 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/06/1974 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 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 27th day of November 1974.

George Ann Welch
Notary Public

648 PAGE 849
682 BOOK 8008

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 DEC -6 AM 8:45
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Don't Moderate
JUDGE OF PROBATE