

NAME: John F. DeBuys, Jr.ADDRESS: 1122 North 22nd StreetCORPORATION 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

Sixty Thousand Eight Hundred and no/100 -----Dollars

to the undersigned grantor, C & T Homebuilders, Inc.
 a corporation, in hand paid by Robert Verne Bonfoey and wife, Betty Bonfoey
 the receipt whereof is acknowledged, the said C & T Homebuilders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
 Robert Verne Bonfoey and wife, Betty Bonfoey
 as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County, Alabama, to-wit:

Lot 4, in Block 9, according to the Survey of Kerry Down, Subdivision
 of Inverness, as recorded in Map Book 5, Page 135, in the Office of
 the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1975, a lien but not yet payable.
2. Easements as shown by record plat.
3. Restrictions, conditions and limitations in Misc. Book 5, Page 86,
and Misc. Book 5, Page 268, which contain no reversionary clause.
4. Restrictions as to underground cables in Misc. Book 5, Page 625, which contain
no reversionary clause.
5. Agreements to Alabama Power Company in Misc. Book 5, Page 626.
6. Easements to Alabama Power Company in Deed Book 283, Page 208.

\$48,600.00 of the purchase price recited above was paid from a mortgage loan
 closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert Verne Bonfoey and wife, Betty Bonfoey
 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 C & T Homebuilders, Inc. does for itself, its successors
 and assigns, covenant with said Robert Verne Bonfoey and wife, Betty Bonfoey, 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 Verne Bonfoey and wife, Betty Bonfoey, their
 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said C & T Homebuilders, Inc.

signature by Ralph S. Tully has hereunto set its
 who is duly authorized, and has caused the same to be attested by its Secretary,
 on this 31st day of December 1974.

ATTEST:

C & T HOMEBUILDERS, INC.

By

Secretary.

Ralph S. Tully
 Secretary



19750107000001040 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 01/07/1975 12:00:00AM FILED/CERT

Jefferson - per service

TO

CORPORATION

WARRANTY DEED

2.15

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 Ralph S. Tully, whose name as President of the C & T Homebuilders, 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 31st day of December 1974.

John F. DeSousa
Notary Public

926 PAGE 067 BOOK

19750107000001040 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed Book 13-50
1975 JAN -7 AM 7:48
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conveyance
JUDGE OF PROBATE