

THIS INSTRUMENT PREPARED BY:

NAME: John F. DeBuys, Jr.

ADDRESS: 1122 North 22nd Street

2113

19750122000003600 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/22/1975 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

See Mtg 344-79

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Forty-Four Thousand Seven Hundred and no/100 -----Dollars

to the undersigned grantor, Scott & Caffee Co., Inc.
a corporation, in hand paid by Gary W. Mattison and wife, Tommie Sue Mattison
the receipt whereof is acknowledged, the said Scott & Caffee Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Gary W. Mattison and wife, Tommie Sue Mattison
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 20, Block 2, according to Wooddale Third Sector, as recorded
in Map Book 5, Page 133, in the Probate Office of Shelby County,
Alabama.

Subject to:

1. Taxes due in the year 1975 which are a lien but not due and payable until October 1st, 1975.
2. 35 foot building line on west and 7.5 foot easement on north and east as shown by recorded map.
3. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 101, Page 500, and Volume 101, Page 569, in said Probate Office.
5. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 281, Page 262, in said Probate Office.
6. Restrictions contained in Mis. Volume 7, Page 401, in said Probate Office. \$33,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Gary W. Mattison and wife, Tommie Sue Mattison
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 Scott & Caffee Co., Inc. does for itself, its successors
and assigns, covenant with said Gary W. Mattison and wife, Tommie Sue Mattison, 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 Gary W. Mattison and wife, Tommie Sue Mattison, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Scott & Caffee Co., Inc.

signature by Jerry M. Caffee has hereunto set its
its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 13th day of January 1975.

ATTEST:

Secretary.

SCOTT & CAFFEE CO., INC.
By Jerry M. Caffee
Vice President

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Bernice McBeary Davis Johnson

TO

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the _____ day of _____ 19____ at _____ o'clock _____ M, and was duly recorded in Volume _____ of Deeds at page _____, and examined.
215
Judge of Probate.

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 Jerry M. Caffee, whose name as President of the Scott & Caffee Co., 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 13th day of January 1975.

Jeanette C. Rowe
Notary Public

STATE DEPT. ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Reed *11:50*
1975 JAN 22 AM 8:33
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Concepcion Stewart
JUDGE OF PROBATE

1975012200003600 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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