

NAME: Gail W. Humber  
 Beavers, DeBuys, Davis & Johnson  
 ADDRESS: 1122 North 22nd Street  
 Birmingham, Alabama 35234

3024

CORPORATION 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  
 (\$67,500.00) Sixty-seven Thousand Five Hundred and no/100-----DOLLARS  
 to the undersigned grantor, C & T Homebuilders, Inc.  
 a corporation, in hand paid by Noble W. Fennell and Elizabeth G. Fennell  
 the receipt whereof is acknowledged, the said C & T Homebuilders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Noble W. Fennell and Elizabeth G. Fennell

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

Lot 18-A, according to the resurvey of Lots 14, 15, 16, 17, 18 and 19, Indian Valley,  
 Third Sector, as recorded in Map Book 5, Page 129, in the Probate Office of Shelby  
 County, Alabama.

Together with an existing pedestrian and vehicular easement for purposes of ingress and  
 egress, running from the southernmost point of subject property in a southerly direction along  
 the sides of Lot 19-A in said subdivision to a cul-de-sac which is the northern terminus of  
 said Lot 19-A. This easement is already of record, it having been recorded in Map Book 5,  
 page 129 in said Probate Office. Grantees' rights in said easement shall in no wise be  
 construed to interfere with the rights in said easement of the owners of Lots 17, 17-A and  
 18 as previously set forth in their respective chains of title. Grantees agree to share  
 the maintenance costs of the road located upon said easement on a pro-rata basis with the  
 three other lot owners sharing said easement and roadway off Comanche Drive.

Subject to the following restrictions, easements and rights-of-way of record:

1. 50 foot drainage easement on north, west and south sides as shown by recorded map.
2. Easement to Alabama Power Company recorded in Volume 102, page 55; Volume 119, page 297; Volume 107, page 121; Volume 102, page 53, Volume 103, page 43 and Volume 104, page 213, in the Probate Office of Shelby County, Alabama

CONTINUED ON ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD Unto the said Noble W. Fennell and Elizabeth G. Fennell

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 Noble W. Fennell and Elizabeth G. Fennell  
 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 Noble W. Fennell and Elizabeth G. Fennell

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

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

signature by H. Reid Crider

has hereunto set its  
 its President,

who is duly authorized, and has caused the same to be attested by its Secretary,  
 on this 10th day of March, 1975.

ATTEST:

Secretary.

By

H. Reid Crider

Vice President

19750317000011730 1/3 \$.00  
 Shelby Cnty Judge of Probate, AL  
 03/17/1975 12:00:00AM FILED/CERT



THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.  
AGENTS FOR  
LOUISVILLE TITLE INSURANCE CO.  
615 No. 21st Street Birmingham, Ala.

WARRANTY DEED  
CORPORATION

TO

State of Alabama  
JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that H. Reid Crider 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 10th day of March, 1975

*James R. Davis*  
Notary Public

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19750317000011730 2/3 \$.00  
Shelby Cnty Judge of Probate, AL  
03/17/1975 12:00:00AM FILED/CERT

EXHIBIT "A"

3. Restrictions contained in Misc. Volume 1, page 72, in said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 275, page 226, in said Probate Office.
5. Flood easement recorded in Volume 284, page 281, in said Probate Office.

Mineral and mining rights are excepted, having been severed in Deed Volume 181, page 381, in said Probate Office.

Subject to ad valorem Real Property Taxes for the year 1975, a lien but not yet payable.

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19750317000011730 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
03/17/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 MAR 17 AM 7:18  
Deed 6750  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
JUDGE OF PROBATE  
Consent of Judge