

NAME: Dale CorleyADDRESS: 1407 City Federal Building

3990

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

19750418000019150 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1975 12:00:00AM FILED/CERT

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

see mtg 345-448

Fifty-Three Thousand and no/100 -----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.

a corporation, in hand paid by C. Brandt May and wife, Juanita M. May

the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.

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

C. Brandt May and wife, Juanita M. May

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

Shelby County, Alabama, to-wit:

Lot 7, Block 3, according to the survey of Gross' Addition to Altadena South, 2nd Phase of 1st Sector, as recorded in Map Book 6, Page 17, 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. Easement and building line as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 4 Page 376 and Volume 5, Page 356, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 3, Page 817, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 102, Page 52 and Volume 187, Page 377, in said Probate Office.

\$42,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 291 PAGE 804
TO HAVE AND TO HOLD Unto the said C. Brandt May and wife, Juanita M. May 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 J. M. Caffee Homebuilders, Inc. does for itself, its successors and assigns, covenant with said C. Brandt May and wife, Juanita M. May, 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 C. Brandt May and wife, Juanita M. May, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. M. Caffee Homebuilders, Inc.

signature by Jerry M. Caffee has hereunto set its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 16th day of April 1975.

ATTEST:

Secretary.

J. M. CAFFEE HOMEBUILDERS, INC.
By Jerry M. Caffee XXX President

2012 SECOND AVENUE NORTH
BIRMINGHAM ALA

TO

CORPORATION

WARRANTY DEED

11.00
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 Jerry M. Caffee, whose name as President of the J. M. Caffee 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 16th day of April 1975.

19750418000019150 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1975 12:00:00AM FILED/CERT

John L. Caffee
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 APR 18 PM 1:51
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

508 PAGE 805
291 PAGE 167
BOOK