

NAME: Daniel M. Spittler
1200 City National Bank Building
ADDRESS: Birmingham, Alabama 35203

4367

COOPERATION 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

Nine Thousand Two Hundred and No/100-----DOLLARS
to the undersigned grantor, Indian Ridge Development Co., a Joint Venture composed of Jerome
Alan Speegle and George Michael Harper
~~incorporation~~, in hand paid by Joel Denny Kearley and wife, Mary Catherine Kearley
the receipt whereof is acknowledged, the said Indian Ridge Development Co., a Joint Venture composed
of Jerome Alen Speegle and George Michael Harper,

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

Joel Denny Kearley and wife, Mary Catherine Kearley
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 19, according to the Map of Indian Ridge Estates, as recorded
in Map Book 6, Page 44, in the Office of the Judge of Probate of
Shelby County, Alabama.

Subject to easements and restrictions of record.

Mineral and mining rights excepted.

19750506000022080 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/06/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Joel Denny Kearley and wife, Mary Catherine Kearley
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 Indian Ridge Development Co., a Joint Venture, does for itself, its successors
and assigns, covenant with said Joel Denny Kearley and wife, Mary Catherine Kearley, 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

Joel Denny Kearley and wife, Mary Catherine Kearley, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Indian Ridge Development Co., a
Joint Venture composed of Jerome Alan
Speegle and George Michael Harper has hereunto set its
signature by Jerome Alan Speegle its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 25th day of April, 1975.

ATTEST:

INDIAN RIDGE DEVELOPMENT CO., A JOINT
VENTURE

By Jerome Alan Speegle
Vice President

Secretary.

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1200 City Natl. Bank Bldg.
Birmingham, Alabama 35203

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 re-

corded in Volume _____ of Deeds

at page _____, and examined.

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Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.



19750506000022080 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/06/1975 12:00:00AM FILED/CERT

State of Alabama

JEFFERSON

COUNTY;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that Jerome Alan Speegle
whose name as President of the Indian Ridge Development Co., a Joint Venture,
~~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~~ Joint Venture.

Given under my hand and official seal, this the 25th day of April, 1975.

David M. Speegle
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY -6 AM 8:47
Deed
Conrad M. Speegle
JUDGE OF PROBATE