

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

CORPORATION WARRANTY DEED—JOINT WITH RIGHT OF SURVIVORSHIP

State of Alabama

JEFFERSON

County

4904  
Know All Men By These Presents.

nty 346-256

That for and in consideration of Fifty Three Thousand Five Hundred and no/100 Dollars to the undersigned grantor, W. M. Humphries Construction Company, Inc. a corporation, in hand paid by Venson E. Birdwell, Jr. and Sandra M. Birdwell the receipt whereof is acknowledged, the said

W. M. Humphries Construction Company, Inc.

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

Venson E. Birdwell, Jr. and Sandra M. Birdwell

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

Shelby

County, Alabama, to-wit:

Lot 14 Chandalar South, First Sector, as recorded in Map Book 5, Page 106 in the Probate Office of Shelby County, Alabama.

Subject to a 35 foot building set back line from Chandcroft Circle. Also subject to restrictive covenants as to underground cables dated 8th Nov., 1972 and recorded in Misc. Book 2 on page 707 in the Probate Office of Shelby County, Alabama.

Also subject to agreement with Alabama Power Company dated 8th Nov. 1972 and recorded in Deed Book 277, Page 471 in said Probate Office.

Also subject to transmission line permit to Alabama Power Company dated 1st Dec. 1972 and recorded in Deed Book 278, Page 477 in said Probate Office.

Also subject to a 7.5 foot utility easement on northwest side of said lot as shown on recorded map of said Subdivision.

\$45,000.00 of the purchase price recited above was paid from mortgage loan made simultaneously herewith.

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BOOK 292

TO HAVE AND TO HOLD Unto the said Venson E. Birdwell, Jr. and Sandra M. Birdwell 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 W. M. Humphries Construction Company, Inc. does for itself, its successors and assigns, covenant with said Venson E. Birdwell, Jr. and Sandra M. Birdwell, 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

Venson E. Birdwell, Jr. and Sandra M. Birdwell, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

W. M. Humphries Construction Company, Inc.

has hereunto set its

signature by W. M. Humphries its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 29 day of May 1975.

ATTEST:

W. M. HUMPHRIES CONSTRUCTION COMPANY, INC.

By Wm Humphries Vice President.

Secretary.

19750530000026020 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/30/1975 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 W. M. Humphries, whose name as President of the W. M. Humphries Construction Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 29 day of May, 1975

*Jeannette A. Moore*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1975 MAY-30 AM 10:59  
*Black & Co.*  
Clerk of Probate  
JUDGE OF PROBATE



19750530000026020 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/30/1975 12:00:00AM FILED/CERT

RETURN TO: *1834 Chambers St. S.W. #4*  
*Davies, Williams & Wallace*  
Marvin Williams, Jr.  
Davies, Williams & Wallace  
Suite 308  
Jefferson Federal Building  
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 recorded in Volume..... of Deeds at page....., and examined.

Judge of Probate.

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA