

NAME: Dale Corley

ADDRESS: 1407 City Federal Building

19750604000026640 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/04/1975 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

4912

See Mtg 346-307

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

Forty-Seven Thousand Nine Hundred and no/100 Dollars

to the undersigned grantor, Scott & Caffee Co., Inc.
a corporation, in hand paid by Thad E. Sterling and wife, Patricia N. Sterling
the receipt whereof is acknowledged, the said Scott & Caffee Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Thad E. Sterling and wife, Patricia N. Sterling
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 10, Block 6, according to the survey of Wooddale, Fourth Sector,
as recorded in Map Book 6, Page 26, 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 and 10 foot easement on rear as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 101, Page 550; Volume 245, Page 116; Volume 179, Page 380 and Volume 234, Page 657, in the Probate Office of Shelby County, Alabama.
4. Easement for road recorded in Volume 237, Page 332, in said Probate Office.
5. Agreement for water systems recorded in Volume 229, Page 112 and Volume 229, Page 109, in said Probate Office.

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BOOK

\$41,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Thad E. Sterling and wife, Patricia N. Sterling 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 Thad E. Sterling and wife, Patricia N. Sterling, 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 Thad E. Sterling and wife, Patricia N. Sterling, 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
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 27th day of May 1975.

ATTEST:

SCOTT & CAFFEE CO., INC.

By Jerry M. Caffee Vice President

Secretary.

Thomas Scott & Caffee

TO

CORPORATION

WARRANTY DEED

2/5

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., 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 27th day of May 1975.

[Signature]
Notary Public

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Shelby Cnty Judge of Probate, AL
06/04/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JUN -4, AM 8:03
Lead Tap 6.00
Carol M. Johnston
JUDGE OF PROBATE

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