

NAME: Dale CorleyADDRESS: 1407 City Federal Building

5097

19750610000027650 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/10/1975 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

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

Forty-Eight Thousand Nine Hundred and no/100 -----Dollars
to the undersigned grantor, Scott & Williams Company, Inc.
a corporation, in hand paid by Ronald Clayton Sims and wife, Rochelle B. Sims
the receipt whereof is acknowledged, the said Scott & Williams Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Ronald Clayton Sims and wife, Rochelle B. Sims
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 25, Block 6, according to Wooddale, Fourth Sector as recorded
in Map Book 6, Page 26, in the Probate Office of Shelby County,
Alabama.

Subject to:

1. Current taxes.
 2. 35 foot building line 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; 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 109, and Volume
229, Page 112 in said Probate Office.
 6. Right of way to Shelby County, Alabama recorded in Volume 135, Page 365,
in said Probate Office.
- \$38,900.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Ronald Clayton Sims and wife, Rochelle B. Sims,
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 & Williams Company, Inc. does for itself, its successors
and assigns, covenant with said Ronald Clayton Sims and wife, Rochelle B. Sims, 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 Ronald Clayton Sims and wife, Rochelle B. Sims, the
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Scott & Williams Company, Inc.

signature by A. C. Scott

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 9th day of June 1975.

ATTEST:

SCOTT & WILLIAMS COMPANY, INC.

By A. C. Scott
Vice President

Secretary.

The grantee herein is correctly known as Ronald Clayton Simms and wife, Rochelle B. Simms.

GUARANTY SVCS IN ASSN
2012 SECOND AVENUE NORTH
BIRMINGHAM ALA

TO

CORPORATION

WARRANTY DEED

1.45
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 A. C. Scott, whose name as President of the Scott & Williams Company, 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 9th day of June 1975.

Daniel
Notary Public



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GUARANTY SVCS IN ASSN
2012 SECOND AVENUE NORTH
BIRMINGHAM ALA

JUDGE OF PROBATE

Carol M. Boulton

Reed Jap 10.00

1975 JUN 10 AM 8:30

INSTRUMENT WAS FILED

I CERTIFY THIS

STATE OF ALA. SHELBY CO.

BOOK

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