

NAME: Dale Corley

ADDRESS: 1407 City Federal Building

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-Seven Thousand and no/100 -----Dollars

to the undersigned grantor, Scott & Caffee Co., Inc.
a corporation, in hand paid by Raymond P. Bauer and wife, Marcia R. Bauer
the receipt whereof is acknowledged, the said Scott & Caffee Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Raymond P. Bauer and wife, Marcia R. Bauer
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, Block 6, according to the survey of Wooddale, Third Sector, as
recorded in Map Book 5, Page 133, 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. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140 in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Volume 101, Page 500 and Volume 101, Page 569, in the said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 101, Page 500 and Volume 101, Page 569, in said Probate Office.
6. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 281, Page 262, in said Probate Office.
7. Restrictions contained in Misc. Volume 7, Page 401, in said Probate Office. \$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Raymond P. Bauer and wife, Marcia R. Bauer
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 Raymond P. Bauer and wife, Marcia R. Bauer, 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 Raymond P. Bauer and wife, Marcia R. Bauer, 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 6th day of June 1975.

ATTEST:

SCOTT & CAFFEE CO., INC.

Secretary.

By Jerry M. Caffee XXXX Vice President

ERSON FEDERAL SAVINGS
215 NO. 21ST STREET
BIRMINGHAM, ALABAMA 35203

Scott & Caffee Co., Inc.

TO

Raymond P. Bauman

Marion R. Bauman

CORPORATION

WARRANTY DEED

25079

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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., 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 6th day of June 1975.

[Signature]

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 JUN 11 AM 9:02

Need Fed 12.02
Conrad M. Jordan

JUDGE OF PROBATE



19750611000028050 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1975 12:00:00AM FILED/CERT

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