

THIS INSTRUMENT PREPARED BY:

NAME: Dale Corley

ADDRESS: 2117 Magnolia Avenue

19751229000073420 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1975 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

Fifty-Two Thousand Five Hundred and no/100 -----Dollars
to the undersigned grantor, W. E. B. Homebuilders, Inc.
a corporation, in hand paid by Richard A. Cairnes and wife, Laura R. Cairnes
the receipt whereof is acknowledged, the said W. E. B. Homebuilders, Inc.

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

Lot 3, Block 3, according to Indian Valley Sixth Sector as recorded in Map
Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line, 10 foot easement on north and easement on rear of undetermined size as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 181, Page 385, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 9, Page 143, in said Probate Office.

\$42,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 293 PAGE 273

TO HAVE AND TO HOLD Unto the said Richard A. Cairnes and wife, Laura R. Cairnes, 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. E. B. Homebuilders, Inc. does for itself, its successors and assigns, covenant with said Richard A. Cairnes and wife, Laura R. Cairnes, 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 Richard A. Cairnes and wife, Laura R. Cairnes, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said W. E. B. Homebuilders, Inc.

signature by Ralph S. Tully has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 19th day of December 1975.

ATTEST:

Secretary.

W. E. B. HOMEBUILDERS, INC.
By Ralph S. Tully
X President

CORLEY & HALBROOK
2117 MAGNOLIA AVENUE
SUITE 103
BIRMINGHAM, ALA. 35205

TO

CORPORATION

WARRANTY DEED

10.50
3.00
1.00
14.50

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

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 Ralph S. Tully, whose name as President of the W. E. B. Homebuilders, 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 19th day of December 1975.

Dale C. Tully
Notary Public



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

1975 DEC 29 AM 11:52

Deed for 10.50

JUDGE OF PROBATE

Conrad J. B. B. B.

727 PAGE 662 X008