

NAME: Dale CorleyADDRESS: 2117 Magnolia Avenue

19760204000007760 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1976 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-One Thousand Five Hundred and no/100 -----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.
a corporation, in hand paid by Donald E. Spencer and wife, Betty P. Spencer
the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.

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

Donald E. Spencer and wife, Betty P. Spencer

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

Shelby

County, Alabama, to-wit:

Lot 9, 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. Current taxes.
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.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Donald E. Spencer and wife, Betty P. Spencer
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 J. M. Caffee Homebuilders, Inc. does for itself, its successors
and assigns, covenant with said Donald E. Spencer and wife, Betty P. Spencer, 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 Donald E. Spencer and wife, Betty P. Spencer, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. M. Caffee Homebuilders, 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 28th day of January 1976.

ATTEST:

J. M. CAFFEE HOMEBUILDERS, INC.

By

Secretary.

W. M. Caffee President

TO

CORPORATION

WARRANTY DEED

11.50
3.00
1.00
15.50

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 Jerry M. Caffee, whose name as President of the J. M. Caffee 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 28th day of January 1976.

Notary Public

19760204000007760 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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BOOK 236 PAGE 783

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

1976 FEB -4 AM 9:41

Deed Feb 11/50

Consolidated

JUDGE OF PROBATE