

THIS INSTRUMENT PREPARED BY:
Charles L. Denaburg
NAME: Denaburg, Schoel, Meyerson & Ogle
1000 Brown Marx Building
ADDRESS: Birmingham, Alabama 35203

19760826000082030 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/26/1976 12:00:00AM FILED/CERT

8038

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See Mtg 357-388

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Seventy Thousand and No/100 (\$70,000.00) Dollars -----

to the undersigned grantor, THE PORTER HOWELL COMPANIES, INC.,
a corporation, in hand paid by WILLIAM C. YATES and wife, MARIE LOUISE YATES,
the receipt whereof is acknowledged, the said THE PORTER HOWELL COMPANIES, INC., a corporation,

does by these presents, grant, bargain, sell, and convey unto the said WILLIAM C. YATES and wife, MARIE LOUISE YATES,

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

County, Alabama, to-wit:

Estate 27, according to the Survey of Wildwood Park Residential Estates, as
recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Ala-
bama.

This conveyance is made subject to the following:

1. Taxes for 1976 and subsequent years.
2. Restrictive covenants and conditions filed for record on August 24, 1971,
in Deed Book 269, Page 534, aforesaid records.
3. 40-foot building set back line from Wildwood Lane.
4. Utility easement across South, West and East sides of said lot as shown
on recorded map of said subdivision.
5. Transmission line permits to Alabama Power Company dated April 11, 1946,
and recorded in Deed Book 124, Page 493, and permit to Alabama Power Com-
pany and Southern Bell Telephone and Telegraph Company dated October 1,
1971, and recorded in Deed Book 271, Page 557, aforesaid records.
6. Title to minerals underlying captioned lands with mining rights and privi-
leges belonging thereto, as reserved in Deed Book 42, Page 246, aforesaid rec.
\$30,000.00 of the consideration recited above was paid by execution of a purchase
money mortgage to be recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said WILLIAM C. YATES and wife, MARIE LOUISE YATES,
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 THE PORTER HOWELL COMPANIES, INC., a corporation, does for itself, its successors
and assigns, covenant with said WILLIAM C. YATES and wife, MARIE LOUISE YATES, 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 WILLIAM C. YATES and wife, MARIE LOUISE YATES, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said THE PORTER HOWELL COMPANIES, INC.,

a corporation,

signature by

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this day of August, 1976.

ATTEST:

J. Louis S. Howell
Secretary.

THE PORTER HOWELL COMPANIES, INC.,
a corporation

By J. Louis S. Howell
Vice President

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

Porter Howell

Companies

TO

William C Yates
Marie Joire Yates

CORPORATION

WARRANTY DEED

40.00
3.00
1.00
44.00

26395

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 S. Porter Howell, whose name as President of THE PORTER HOWELL COMPANIES, 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 day of August, 1976.

Richard E. Weaver
Notary Public

BOOK 300 PAGE 500
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 AUG 26 AM 10:18
Seal Sep 4 1976
Conrad M. Brumby
JUDGE OF PROBATE

19760826000082030 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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