

THIS INSTRUMENT PREPARED BY:

NAME: Dale Corley

ADDRESS: 2117 Magnolia Avenue

8506

19760914000088000 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/14/1976 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-Six Thousand Nine Hundred and no/100 -----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders, Inc.
a corporation, in hand paid by Dallas Ray Blevins and wife, Eunice S. Blevins
the receipt whereof is acknowledged, the said J. M. Caffee Homebuilders, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Dallas Ray Blevins and wife, Eunice S. Blevins

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 7, 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, 10 foot easement on rear and 7.5 foot easement on west side 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 and Volume 101, Page 500, 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 system recorded in Volume 229, Page 112 and Volume 229, Page 109, in said Probate Office.

\$56,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Dallas Ray Blevins and wife, Eunice S. Blevins 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 Dallas Ray Blevins and wife, Eunice S. Blevins, 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 Dallas Ray Blevins and wife, Eunice S. Blevins, 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 10th day of September 1976.

J. M. CAFFEE HOMEBUILDERS, INC.

ATTEST:

Secretary.

By

Jerry M. Caffee

Vice President

CORLEY & HALBROOKS
2117 MAGNOLIA AVENUE
BIRMINGHAM, ALA. 35205

TO

CORPORATION
WARRANTY DEED

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 10th day of September

Notary Public
1976

1976 SEP 14 AM 9:37
JUDGE OF PROBATE
1976

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815 PAGE 300 BOOK