

THIS INSTRUMENT PREPARED BY:

NAME: Corley & Halbrooks

ADDRESS: 2117 Magnolia Ave., B'ham, AL 35205

8699

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 *See Mtg 358.-94*

Fifty-Nine Thousand Five Hundred and no/100-----Dollars

to the undersigned grantor, Scott & Williams Co., Inc.

a corporation, in hand paid by F. R. DiBenedetto and wife, Dolores DiBenedetto
the receipt whereof is acknowledged, the said Scott & Williams Co., Inc.

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

F. R. DiBenedetto and wife, Dolores DiBenedetto
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 6, Block 1, according to the survey of Tahoe Timbers, First Sector, as
recorded in Map Book 6, page 73, in the Probate Office of Shelby County,
Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line and 7.5 foot easement on rear as shown by recorded map.
3. Sanitary sewer agreement recorded in Volume 229, page 112, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Volume 179, page 380 and Volume 234, page 657, in said Probate Office.

\$47,600.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.



19760922000090750 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/22/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said F. R. DiBenedetto and wife, Dolores DiBenedetto
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 & Williams Co., Inc. does for itself, its successors

and assigns, covenant with said F. R. DiBenedetto and wife, Dolores DiBenedetto, 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 F. R. DiBenedetto and wife, Dolores DiBenedetto, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Scott & Williams Co., Inc.

signature by A. C. Scott has hereunto set its
its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 17th day of September, 1976.

ATTEST:

Scott & Williams Co., Inc.
A. C. Scott
By *A. C. Scott*
Vice President

Secretary.

59
301 PAGE
BOOK

Scott & Williams

WARRANTY DEED

CORPORATION

Return to

Jefferson Federal Savings and Loan Association
Hoover-Vedavia Office
1604 Montgomery Highway
BIRMINGHAM, ALABAMA 35216

10.00
3.00
1.00

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 A. C. Scott whose name as President of the Scott & Williams 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 17th day of September, 1976.

Daniel

Notary Public

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

1976 SEP 22 AM 11:59

Deed of 10 00

Conrad M. Brubaker

JUDGE OF PROBATE



19760922000090750 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/22/1976 12:00:00AM FILED/CERT

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