

NAME: Corley & HalbrooksADDRESS: 2117 Magnolia Avenue, B'ham, AL 35205CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

290

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Fifty-One Thousand Four Hundred and no/100-----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders Inc.

a corporation, in hand paid by Michael Garland Marcum and wife, Linda Marcum
the receipt whereof is acknowledged, the said

J. M. Caffee Homebuilders Inc.

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

Michael Garland Marcum and wife, Linda Marcum

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

Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Kingwood, as recorded in Map Book
6, page 40, in the Probate office of Shelby County, Alabama.

Subject to:

1. Current taxes.

2. 40 foot building line, 10 foot easement on rear and 7 1/2 foot easement on
north as shown by recorded map.3. Easement to Alabama Power Company recorded in Volume 55, page 454, and Volume
225, page 224, in the Probate Office of Shelby County, Alabama.4. Restrictions recorded in Misc. Volume 10 page 635 and Misc. Volume 10,
page 848 in said Probate Office.\$51,400.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.19761012000097540 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1976 12:00:00AM FILED/CERT

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TO HAVE AND TO HOLD Unto the said Michael Garland Marcum and wife, Linda Marcum
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 Michael Garland Marcum and wife, Linda Marcum, 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 Michael Garland Marcum and wife, Linda Marcum, 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
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 8th day of October, 1976.

ATTEST:

J. M. CAFFEE HOMEBUILDERS INC.

Secretary.

By

President

CORLEY & HALBROOKS
2117 MAGNOLIA AVENUE
SUITE 103
BIRMINGHAM, ALA. 35209

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 8th day of October, 1976.

D. Corley
Notary Public

BOOK 301 PAGE 413

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

1976 OCT 12 AM 8:48

See Mtg 358-586

Conceded

JUDGE OF PROBATE



19761012000097540 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1976 12:00:00AM FILED/CERT