

State of Alabama

JEFFERSON

County

1945

Know All Men By These Presents.

That in consideration of Forty-six Thousand Nine Hundred and no/100-----DOLLARS

to the undersigned grantor s, Joanna Reynolds Chapman Prince and husband, John N. Prince
in hand paid by Clarence M. Caudill and Genevee W. Caudill

the receipt whereof is acknowledged we the said
Joanna Reynolds Chapman Prince and husband, John N. Prince
do grant, bargain, sell and convey unto the said Clarence M. Caudill and Genevee W. Caudill
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 35, according to Monte Tierra 1st Addition Subdivision,
as recorded in Map Book 6, Page 93, in the Probate Office
of Shelby County, Alabama.

Subject to restrictive covenants, conditions, building
set back line, utility easement and right of way of record;
including restrictive covenants and conditions appearing
of record in Misc. Book 16, page 194, Probate Records of
Shelby County, Alabama.

The grantor herein, Joanna Reynolds Chapman Prince is one
and the same as Joanna Reynolds Chapman.

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

19780703000085390 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/03/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Clarence M. Caudill and Genevee W. Caudill

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 we do, for ourselves and for our heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances; except current ad valorem taxes;

that we have a good right to sell and convey the same as aforesaid; that we will, and our
heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and
assigns forever against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hands and seal,

this 28th day of June, 1978

WITNESSES:

Joanna Reynolds Chapman Prince (Seal.)
Joanna Reynolds Chapman Prince
John N. Prince (Seal.)
John N. Prince
(Seal.)

Home Fed. S + L.
1980 Braddock dr.

JOANNA REYNOLDS CHAPMAN PRINCE AND
HUSBAND, JOHN N. PRINCE

TO

CLARENCE M. CAUDILL AND WIFE,
GENEVIEVE W. CAUDILL

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Jefferson County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

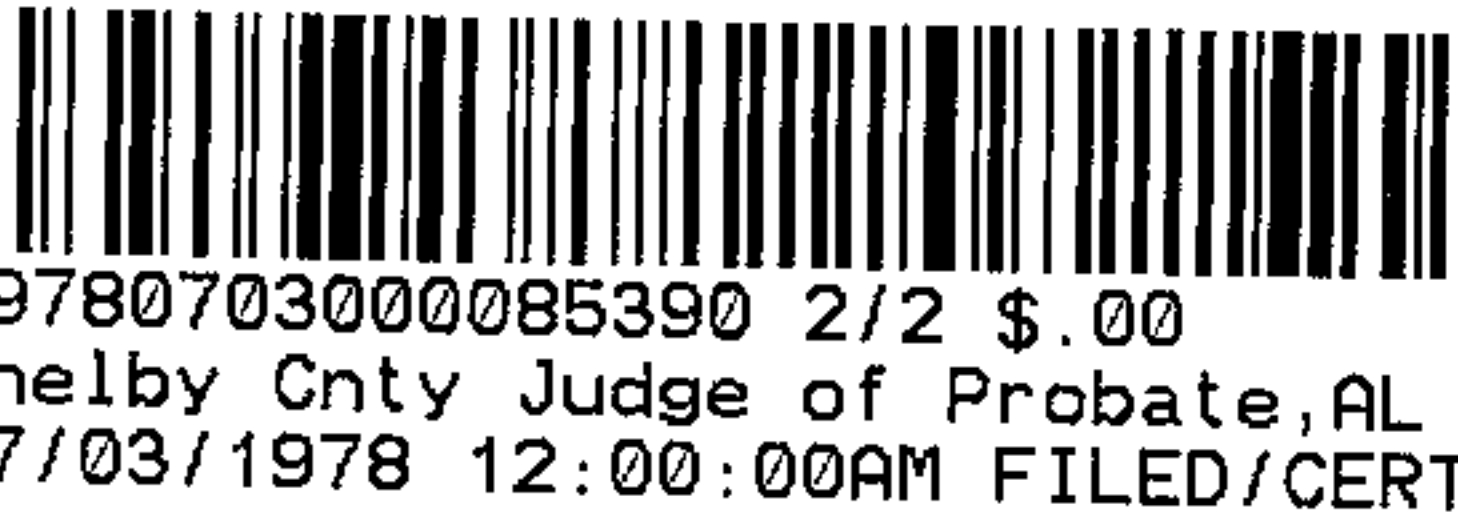
corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of ALABAMA

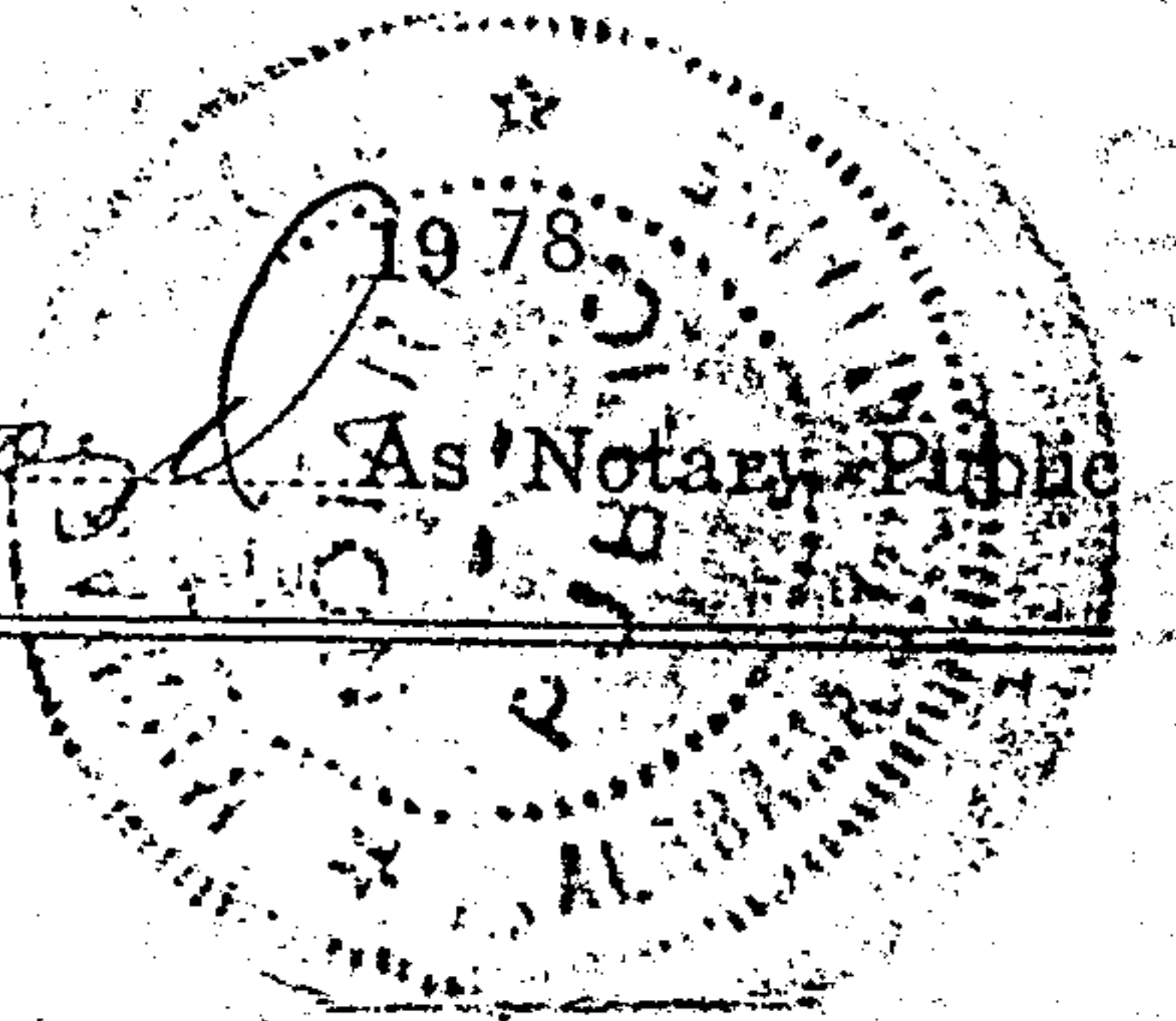
JEFFERSON COUNTY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joanna Reynolds Chapman Prince and husband, John N. Prince whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June

Michael T. Boyd As Notary Public



State of

COUNTY

I, do hereby certify that on the day of 19, a Notary Public in and for said County, in said State, the within named, came before me known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19

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

1978 JUL -3 PM 2:52

Thomas A. Browning, Jr.
JUDGE OF PROBATE

THIS INSTRUMENT PREPARED BY
MADISON W. O'KELLEY, JR.
PRITCHARD, McCALL AND JONES
831 Frank Nelson Building
Birmingham, Alabama 35203

As Notary Public
See Mtg 380-5
Deed tax - 7.00
Rec 3.00
1.00
11.00

APPROVAL OF CONVEYANCE

Pursuant to restrictions and conditions appearing in Misc. Book 16, at Page 194, Probate Records of Shelby County, Alabama, I do hereby approve the within conveyance on behalf of the Architectural Control Committee designated in such restrictions and conditions.

This the 28th day of June, 1978.

WITNESS:

Michael T. Boyd

Roy L. Martin

Roy Martin, Member of Architectural Control Committee.

BOOK 313 PAGE 342