

THIS INSTRUMENT PREPARED BY:

NAME Charles A. J. Beavers, Jr.  
813 Shades Creek Parkway  
ADDRESS Birmingham, Alabama 35209

Send Tax Notice To:

J. Cliff Farlow, Jr. and Carolyn N. Farlow

812 Roundhill Road

Pelham, Alabama 35124

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

## Alabama Title Co., Inc.

BIRMINGHAM, ALA.

### State of Alabama

SHELBY

COUNTY;

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

Seventy-two Thousand Fifty and No/100 Dollars (\$72,050.00)  
to the undersigned grantor, Thomas Neill Construction Company, Inc.  
a corporation, in hand paid by J. Cliff Farlow, Jr. and Carolyn N. Farlow  
the receipt whereof is acknowledged, the said Thomas Neill Construction Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said J. Cliff Farlow, Jr. and Carolyn N. Farlow

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

Shelby

County, Alabama, to-wit:

Lot 9, Block 3, according to the Survey of Cahaba Valley Estates, Sixth Sector, as recorded  
in Map Book 6, page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

#### SUBJECT TO:

1. Building setback line of 35 feet reserved from Round Hill Road as shown by plat.
2. Public utility easements as shown by recorded plat including 10 foot easement on west side.
3. Restrictions, covenants, and conditions as set out in instrument recorded in Misc. Book 8, page 640, in said Probate Office.
4. Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 289, page 876, and Deed Book 291, page 391, in said Probate Office.
5. Right-of-way granted to Alabama Power Company and South Central Bell Telephone and Telegraph by instrument recorded in Deed Book 291, page 438, in said Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights conveyed in Deed Book 283, page 897, in said Probate Office.
7. Current taxes.

Grantor is one and the same as Thomas Neill Construction Company.  
\$61,550.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said J. Cliff Farlow, Jr. and Carolyn N. Farlow,  
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 Thomas Neill Construction Company, Inc. does for itself, its successors

and assigns, covenant with said J. Cliff Farlow, Jr. and Carolyn N. Farlow, 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 J. Cliff Farlow, Jr. and Carolyn N. Farlow, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Thomas Neill Construction Company, Inc.

signature by Thomas D. Neill has hereunto set its  
who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
on this day of January, 1984.

ATTEST:

Secretary.

THOMAS NEILL CONSTRUCTION COMPANY, INC.

By

Thomas D. Neill

Vice President

CHARLES A. J. BEAVERS, JR.

ATTORNEY AT LAW

813 Shades Creek Pkwy Suite 203  
BIRMINGHAM, AL 35209

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

# WARRANTY DEED

CORPORATION

TO

## State of Alabama

JEFFERSON

COUNTY;

I, Charles A. J. Beavers, Jr., a Notary Public in and for said county in said state, hereby certify that Thomas D. Neill whose name as President of the Thomas Neill Construction Company, 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 12<sup>th</sup> day of January, 1984.

*Charles A. J. Beavers, Jr.*

Notary Public

BOOK 352 PAGE 682

1984 JAN 16 AM 10:38

deed tax 10 50  
Rec. 300  
Int. 100  
14 50